

MONO COUNTY PLANNING COMMISSION

PO Box 347
Mammoth Lakes, CA 93546
760.924.1800, fax 924.1801
commdev@mono.ca.gov

PO Box 8
Bridgeport, CA 93517
760.932.5420, fax 932.5431
www.monocounty.ca.gov

AGENDA

October 20, 2016 – 10 a.m.

Supervisors Chambers, County Courthouse, Bridgeport

*Videoconference: Town/County Conference Room, Minaret Village Mall, Mammoth Lakes

Full agenda packets, plus associated materials distributed less than 72 hours prior to the meeting, will be available for public review at the Community Development offices in Bridgeport (Annex 1, 74 N. School St.) or Mammoth Lakes (Minaret Village Mall, above Giovanni's restaurant). Agenda packets are also posted online at www.monocounty.ca.gov / boards & commissions / planning commission. For inclusion on the e-mail distribution list, interested persons can subscribe on the website.

**Agenda sequence (see note following agenda).*

1. CALL TO ORDER & PLEDGE OF ALLEGIANCE

2. PUBLIC COMMENT: Opportunity to address the Planning Commission on items not on the agenda

3. MEETING MINUTES: Review and adopt minutes of August 11, 2016 (*no September meeting*) – **p. 1**

4. ACTION ITEM

A. EXTENSION OF TENTATIVE TRACT MAP 10-001/Haber. Owner has requested a one-year extension. The project site is a 49.51-acre parcel in the community of Swall Meadows in southern Mono County. The parcel is located southwest of existing development off Ridge View Road and Cougar Run as part of the Rimrock Ranch Specific Plan, and immediately west of the Pinon Ranch subdivision. *Staff: Gerry Le Francois – p. 4*

5. WORKSHOPS

A. NEW BUILDING CODES – p. 20

B. ANNUAL GENERAL PLAN UPDATE – p. 79

6. REPORTS

A. DIRECTOR

B. COMMISSIONERS

7. INFORMATIONAL: No items.

8. ADJOURN to November 17, 2016

***NOTE:** Although the Planning Commission generally strives to follow the agenda sequence, it reserves the right to take any agenda item – other than a noticed public hearing – in any order, and at any time after its meeting starts. The Planning Commission encourages public attendance and participation.

More on back...

DISTRICT #1
COMMISSIONER
Mary Pipersky

DISTRICT #2
COMMISSIONER
Carol Ann Mitchell

DISTRICT #3
COMMISSIONER
Daniel Roberts

DISTRICT #4
COMMISSIONER
Scott Bush

DISTRICT #5
COMMISSIONER
Chris I. Lizza

In compliance with the Americans with Disabilities Act, anyone who needs special assistance to attend this meeting can contact the Commission secretary at 760-924-1804 within 48 hours prior to the meeting in order to ensure accessibility (see 42 USCS 12132, 28CFR 35.130).

*The public may participate in the meeting at the teleconference site, where attendees may address the Commission directly. Please be advised that Mono County does its best to ensure the reliability of videoconferencing, but cannot guarantee that the system always works. If an agenda item is important to you, you might consider attending the meeting in Bridgeport.

Full agenda packets, plus associated materials distributed less than 72 hours prior to the meeting, will be available for public review at the Community Development offices in Bridgeport (Annex 1, 74 N. School St.) or Mammoth Lakes (Minaret Village Mall, above Giovanni's restaurant). Agenda packets are also posted online at [www.monocounty.ca.gov / departments / community development / commissions & committees / planning commission](http://www.monocounty.ca.gov/departments/community%20development/commissions%20&%20committees/planning%20commission). For inclusion on the e-mail distribution list, send request to cdritter@mono.ca.gov

Interested persons may appear before the Commission to present testimony for public hearings, or prior to or at the hearing file written correspondence with the Commission secretary. Future court challenges to these items may be limited to those issues raised at the public hearing or provided in writing to the Mono County Planning Commission prior to or at the public hearing. Project proponents, agents or citizens who wish to speak are asked to be acknowledged by the Chair, print their names on the sign-in sheet, and address the Commission from the podium.

MONO COUNTY PLANNING COMMISSION

PO Box 347
Mammoth Lakes, CA 93546
760.924.1800, fax 924.1801
commdev@mono.ca.gov

PO Box 8
Bridgeport, CA 93517
760.932.5420, fax 932.5431
www.monocounty.ca.gov

DRAFT MINUTES

AUGUST 11, 2016

COMMISSIONERS: Scott Bush, Chris I. Lizza, Dan Roberts. **ABSENT:** Mary Pipersky

STAFF: Gerry Le Francois, principal planner; Wendy Sugimura (video); Christie Milovich, deputy county counsel; CD Ritter, commission secretary

GUESTS: Deb Schweizer & Leeann Murphy, USFS/Inyo

1. CALL TO ORDER & PLEDGE OF ALLEGIANCE: Chair Chris Lizza called the meeting to order at 10:09 a.m. in the board chambers at the county courthouse in Bridgeport, and attendees recited the pledge of allegiance to the flag.

2. PUBLIC COMMENT: None

3. MINUTES

MOTION: Adopt minutes of June 9, 2016, as submitted (no July meeting). (*Bush/Roberts. Ayes: 3-0. Absent: Pipersky.*)

4. PUBLIC HEARING

A. VARIANCE/Kaytis.

Gerry Le Francois introduced the project by PowerPoint, showing highly constrained property. Project complies with all requirements except front-yard setback. Non-structure hard stock does not come into play on setback issue. A few variances already exist in neighborhood, but every variance stands on its own merits.

OPEN PUBLIC HEARING: Robert Creasey, architect, indicated main issue is Edison easement. Certified letter to Public Works from Edison. Deny anything in the right of way, high-voltage transmission lines. Neighbors one side encroach into Edison easement 25', other side 20'. Snow storage: Edge of pavement 7' from property line, to decks/overhangs 14'. No piers or footings. Passive solar home, needs good shading. High windows to view Carson Peak. Only decks and projections in front setback. Square footage = 2,400. May be reduced due to cost. Preliminary drawings submitted to see what's possible. **CLOSE PUBLIC HEARING.**

MOTION: Find that the project is exempt from CEQA as a Categorical Exemption under CEQA guidelines 15303(a) & 15305(a) and direct staff to file a Categorical Exemption; and adopt the Variance Findings contained in the staff report, and approve Kaytis Variance to allow (a) front-yard setback of 7 ft for two deck and roof projections, and b) building foundation setback of 12.5 ft. (*Bush/Roberts. Ayes: 3-0. Absent: Pipersky.*)

Applicant has owned land for 20 years, pleased that project is going to happen now.

DISTRICT #1
COMMISSIONER
Mary Pipersky

DISTRICT #2
COMMISSIONER
Rodger B. Thompson

DISTRICT #3
COMMISSIONER
Daniel Roberts

DISTRICT #4
COMMISSIONER
Scott Bush

DISTRICT #5
COMMISSIONER
Chris Lizza

5. WORKSHOP: INYO FOREST PLAN REVISION. Leeann Murphy, USFS/Inyo, provided a brief summary of the revised Forest Plan. Comment period continues from May to Aug. 25. In a round of public meetings most comments agreed with Alternate B, and split on Alternate C.

Fire management perspectives: Inyo BOS was intrigued with Alternate D. Recreation is a big issue.

Partnerships: Plan focused on planning direction for partnerships. Advised to hire partnership coordinator.

Breakout sessions to speak to specialist: Eastern Sierra people love forests, like to be involved. Need information on why land does not meet wilderness character. Looking for omissions in reports, science to correct analysis. Clarity. Socioeconomics in relation to wilderness.

Received 16,000 comments, many form letters. Most comments should arrive close to Aug. 25. Appendix will show response to comments. Idea is produce FEIR this time next year. Written comments are better than verbal, as they become part of the record.

Question from BOS: Tuolumne County requested 45-day extension. Legal possibility or constraints? Murphy noted Cattlemen's Association already requested extension. Goes to forest supervisor. No word when decision will be made. Weigh pros and cons, delay of decision. All three forest supervisors need to approve 30 or 45 days.

Handout to BOS for discussion + its comments. Write to manage future vision of forest, BOS will help with budgets.

Murphy wanted to list specific species concerns missed. Sugimura suggested digging into DEIS-specific tables. Find way to cross reference.

Prevent spread of invasive species, but how to get rid of them?

Wendy Sugimura reviewed the BOS input on the INF Plan, including fire management, ecological integrity, sustainable recreation and designated areas, and wilderness and wild and scenic rivers. Specific conversation was requested on certain species, relying on technical expertise from USFS. Mono County is very interested in a partnership coordinator position. The Plan defines recreation places, but some are highly impacted and degraded, needing special management. Emerging issue: Drones impact solitude and sense of privacy. BOS was hesitant to draw boundary lines for wilderness. There was concern about illegal campfires and vehicle activity.

DISCUSSION: Sustainable recreation: Volunteers are not effective enforcement agents. Bush saw some philosophical beliefs that don't play into this. Can't save everything in the world. Sometimes destroy stuff trying to save other things. Appreciate trying to keep it the way it is, but earth changes constantly.

Roberts noted comments from Sierra Club request more wilderness. Paradox: Designating wilderness highlights an area, draws more people, and creates effects on habitat. Restrict traditional use of area. Opportunities for solitude might disappear if designated wilderness. Restrictions have unintended consequences: Wilderness up to June Mountain Ski Area, can't search for lost skiers.

Bush heard OHVs are detrimental, but pickups are worse. Admittedly, it's motorized vehicles on public lands, but better than cutting road so others access it with bigger vehicles.

Lizza recalled, "If call something paradise, kiss it good-bye." Partnership is OK, but maintain professional class of service on forest. Most real jobs are public-service sector. Provide more volunteers who are underpaid, can't contribute to economy. Lee Vining jobs are with Caltrans and USFS. As dwindle, impacts businesses. Economically, maintain strong professional staff. Interpretation, enforcement, stewardship. Professional staff does better job, respected by public. Not go too far with partnership. We are recreation forest, not resource forest. As recreationist, interested in stewardship, education. Very little monitoring/enforcement of OHV or wilderness. If people camped next to water source understood rules, they'd want to comply. Focus more on education than enforcement. Economically, focus on shoulder seasons. Campgrounds closing mid-September might stay open into November. Provide facilities for longer duration to promote shoulder-season activity. Seasonal jobs continue to support economy as well. Lengthen seasons of designated areas.

Have USFS rangers take care of forest? Lizza thought of trail crews, wilderness rangers, and enforcement officer. Roberts viewed USFS in offices, not in forest.

6. REPORTS

A. STAFF: Supervisor Fred Stump is trying to appoint PC commissioner. Consider changing meeting date to accommodate? Maybe first or third Thursday. County Code and bylaws would have to change.

Lizza could be active in Yosemite Partners again.

Bush noted low staffing in sheriff's department. Trying to hire for two years, not happened yet. His schedule now Wednesday-Saturday, noon to midnight. Day and evening shift. Maybe have to leave PC meetings at noon. He attended on vacation time today.

Roberts is president of June Lake Chamber, which meets second Tuesday mornings. Flexible with needs of commission.

Le Francois mentioned fairly large applications awaiting: Tioga Inn and Crowley Lake Fish Camp. Building activity is robust right now.

Sugimura recalled projects PC has already seen: 1) June Lake mural: Applicant should get green light within week; 2) Biomass project at BP road shop: Looking good, under way, equipment is there to install early fall after air pollution permit, heating by this winter; 3) Local Hazmat grant awaits FEMA approval. Funding, planning processes poised; and 4) CDD staffing shortages: Analyst position flown. On-call contracts for environmental services should help staff.

B. COMMISSIONERS: Roberts: CCPCA in Riverside Oct. 14-15, tours planned. Registration now open. Bush: On vacation today. Lizza: Joe Blommer of Caltrans noted slope hazard mitigation project. Caltrans staff is working with community.

8. ADJOURN at 11:30 a.m. to Sept. 8, 2016

Prepared by CD Ritter, PC secretary

Mono County Community Development Department

PO Box 347
Mammoth Lakes, CA 93546
760.924.1800, fax 924.1801
commdev@mono.ca.gov

Planning Division

PO Box 8
Bridgeport, CA 93517
760.932.5420, fax 932.5431
www.monocounty.ca.gov

Date: October 20, 2016

To: Mono County Planning Commission

From: Gerry Le Francois, Principal Planner

Re: One-Year Extension of Tentative Tract Map (TTM) 10-001/Haber

RECOMMENDATION

It is recommended that the Mono County Planning Commission take the following actions:

- A. Find that the project was processed in accordance with Section 15183 of the CEQA Guidelines for a project consistent with the General Plan. No substantial changes have been proposed in the project or the circumstances under which the project will be undertaken, and no new information of substantial importance has been received to warrant further environmental analysis.
- B. Approve the first one-year extension of Tentative Tract Map 10-001/Haber to Nov. 2, 2017, subject to the prior Conditions of Approval and Mitigation Monitoring Program as contained herein.

BACKGROUND

The project site is a 49.51-acre parcel in the community of Swall Meadows in southern Mono County. The parcel is located southwest of existing development off Ridge View Road and Cougar Run as part of the Rimrock Ranch Specific Plan, and immediately west of the Pinon Ranch subdivision.

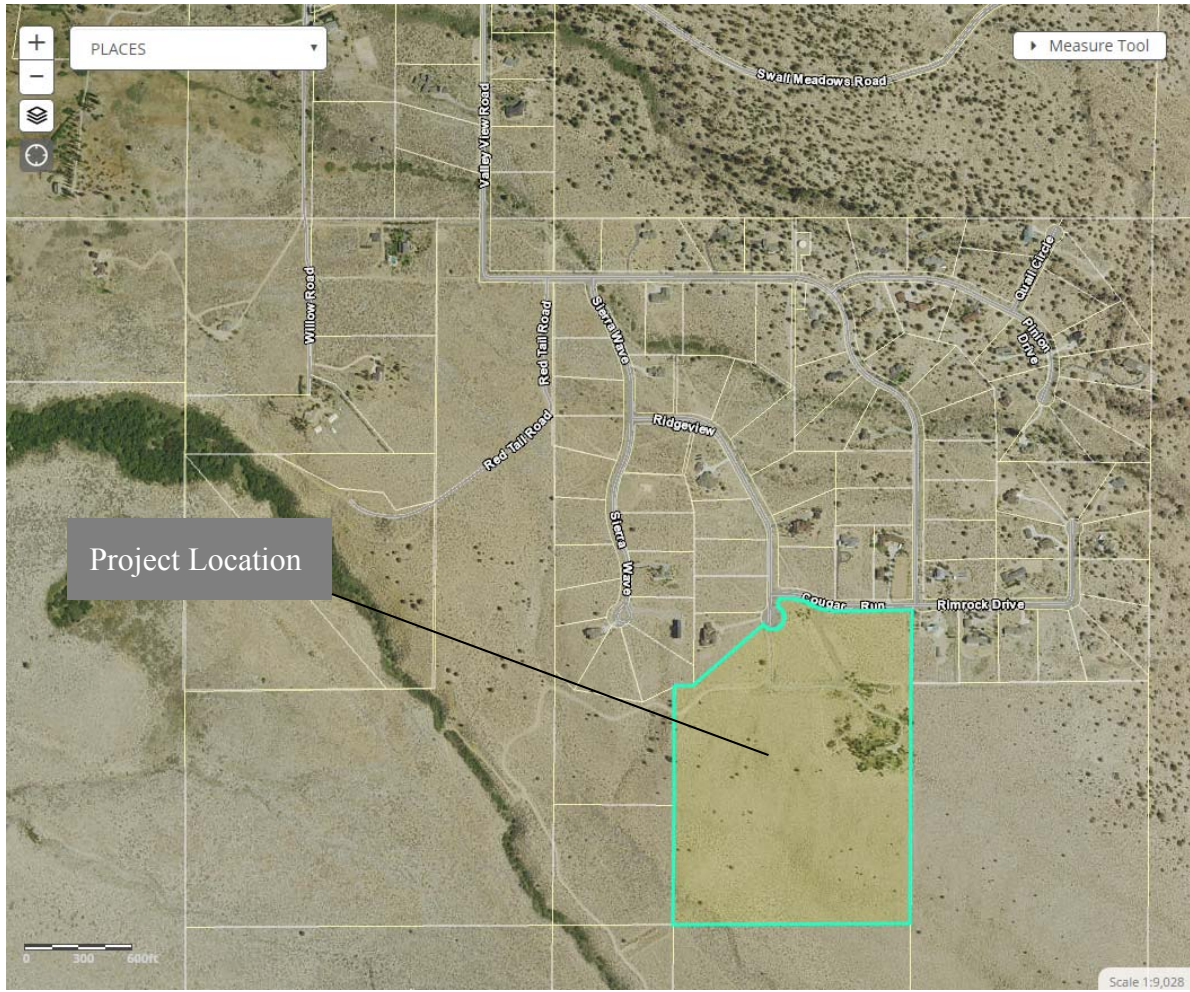
The Board of Supervisors approved the tentative tract map on Nov. 2, 2010, for 24 months. The State Legislature has approved numerous extensions that extended this tract map to Nov. 2, 2016. The applicant filed a timely extension request. If approved, this one-year extension will continue the TTM approval until Nov. 2, 2017.

LDTAC REVIEW

The Land Development Technical Advisory Committee reviewed this application Oct. 3, 2016, and recommended approval of a one-year map extension.

ATTACHMENTS

- Location
- TTM 10-001
- Map Extension Application
- Map Conditions





VICINITY MAP
NO SCALE

ASSESSOR'S PARCEL NUMBER: 64-090-24
TOTAL AREA TO BE DIVIDED: 49.57 ACRES
PROPOSED SINGLE FAMILY LOTS: 6,748.74 ACRES NET
PROPOSED ROADS: 0.77 ACRES

OWNER:
RALPH & LYN HABER
313 RIDGEVIEW DRIVE
BISHOP, CA 95814

ENGINEER/SURVEYOR:
R.O. ANDERSON
ENGINEERING, INC
P.O. BOX 2224
HINDEN, NV 89423
(775) 762-2322

PROPOSED SETBACKS:
FRONT: 50'
SIDE: 50'
SIDE STREET: 50'
REAR: 50'

PROPOSED UTILITY EASEMENTS:
7.5' ALONG ALL FRONT AND STREET LOT LINES
5' ALONG ALL SIDE AND REAR LOT LINES

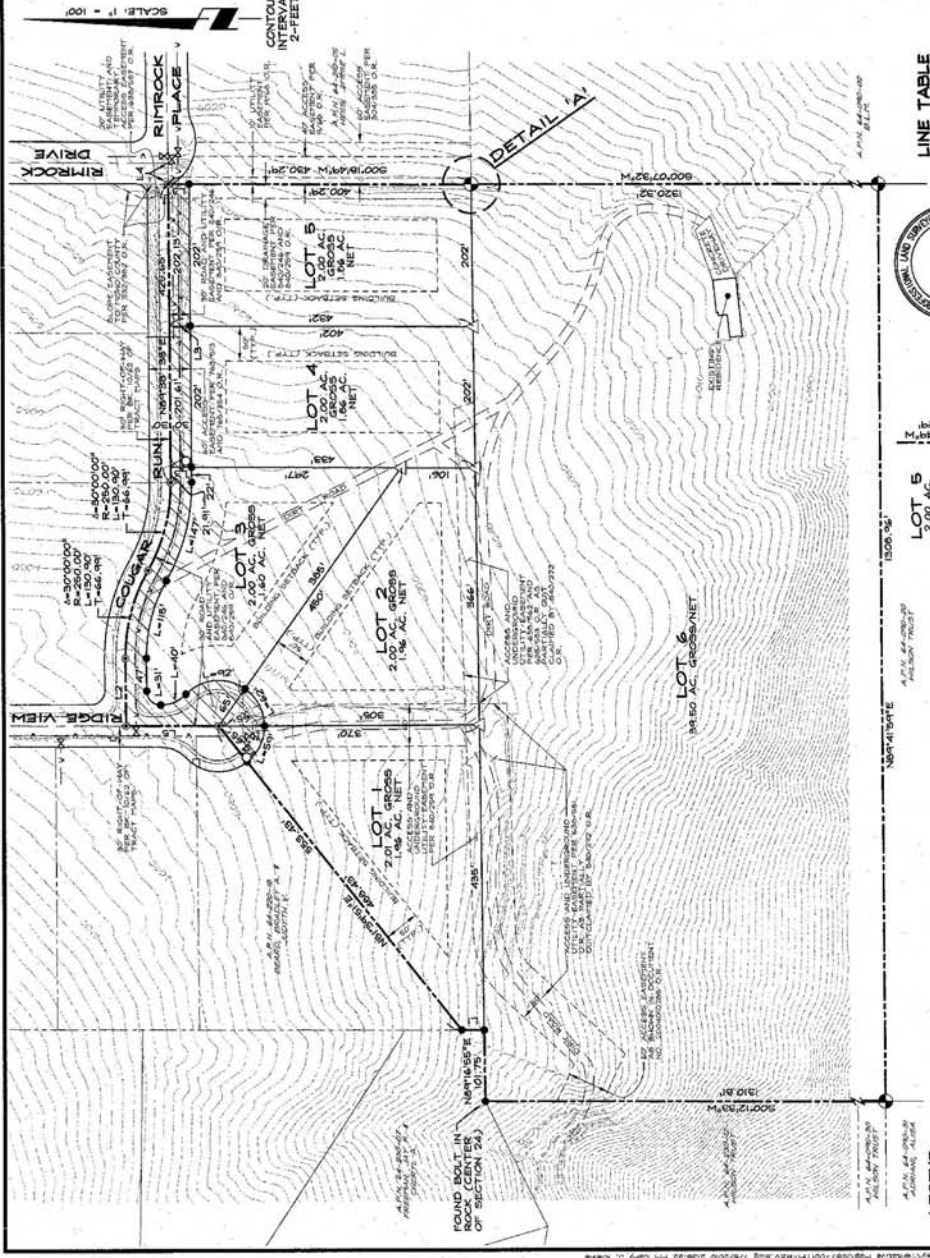
NOTES
THIS MAP IS A PROPOSED DIVISION OF PARCEL 2 AS SHOWN ON THE LOT LINE ADJUSTMENT RECORDED IN BOOK 840 AT PAGE 003.
WATER LINE IMPROVEMENTS SHOWN ARE PER IMPROVEMENT PLANS PROVIDED BY MONO COUNTY, DATED MAY, 2002.

SCALE: 1" = 100'

TENTATIVE TRACT MAP
NO. 10-001
FOR
RALPH AND LYN HABER

LOCATED WITHIN THE NORTHEAST ONE-QUARTER OF SECTION 24, T.5S., R.30E., M.D.M., MONO COUNTY, CALIFORNIA

1997-001
101-001114-01
07/06/02



LINE TABLE

LINE	BEARING	LENGTH
L1	N00°12'32"E	52.18
L2	N00°30'35"E	56.12
L3	N00°10'30"E	30.00
L4	N00°10'30"E	30.00
L5	N00°12'32"E	132.12

LEGEND

- FOUND 5/8" BRASS CAP, 2001
- FOUND CENTERLINE MONUMENT IN WELL, LS 4887
- FOUND 5/8" REBAR WITH PLASTIC CAP, LS 4887 UNLESS OTHERWISE NOTED
- PROPOSED NEM MONUMENT
- PUBLIC ROAD RIGHT-OF-WAY TO BE DEDICATED AS PART OF THIS MAP
- EXISTING FIRE HYDRANT
- EXISTING GATE VALVE

FOUND BOLT IN ROCK (CENTER OF SECTION 24)

FOUND 1.25" IRON PIPE PIPE 19812

FOUND 1.25" IRON PIPE PIPE 19812

FOUND 1.25" IRON PIPE PIPE 19812

FOUND 1.25" IRON PIPE PIPE 19812

FOUND 1.25" IRON PIPE PIPE 19812

FOUND 1.25" IRON PIPE PIPE 19812

FOUND 1.25" IRON PIPE PIPE 19812



SCALE: 1" = 1'

DETAIL 'A'

DETAIL 'A'

DETAIL 'A'

DETAIL 'A'

DETAIL 'A'

LOT 5
2.00 AC
1.86 AC
1.86 AC
NET

LOT 6
19.50 AC GROSS/NET

LOT 6
19.50 AC GROSS/NET

LOT 6
19.50 AC GROSS/NET

LOT 6
19.50 AC GROSS/NET

LOT 6
19.50 AC GROSS/NET

LOT 6
19.50 AC GROSS/NET

LOT 1
2.01 AC
1.86 AC
1.86 AC
NET

LOT 2
2.00 AC
1.86 AC
1.86 AC
NET

LOT 3
2.00 AC
1.86 AC
1.86 AC
NET

LOT 4
2.00 AC
1.86 AC
1.86 AC
NET

LOT 5
2.00 AC
1.86 AC
1.86 AC
NET

LOT 6
19.50 AC GROSS/NET

LOT 6
19.50 AC GROSS/NET

LOT 1
2.01 AC
1.86 AC
1.86 AC
NET

LOT 2
2.00 AC
1.86 AC
1.86 AC
NET

LOT 3
2.00 AC
1.86 AC
1.86 AC
NET

LOT 4
2.00 AC
1.86 AC
1.86 AC
NET

LOT 5
2.00 AC
1.86 AC
1.86 AC
NET

LOT 6
19.50 AC GROSS/NET

LOT 6
19.50 AC GROSS/NET

LOT 1
2.01 AC
1.86 AC
1.86 AC
NET

LOT 2
2.00 AC
1.86 AC
1.86 AC
NET

LOT 3
2.00 AC
1.86 AC
1.86 AC
NET

LOT 4
2.00 AC
1.86 AC
1.86 AC
NET

LOT 5
2.00 AC
1.86 AC
1.86 AC
NET

LOT 6
19.50 AC GROSS/NET

LOT 6
19.50 AC GROSS/NET

LOT 1
2.01 AC
1.86 AC
1.86 AC
NET

LOT 2
2.00 AC
1.86 AC
1.86 AC
NET

LOT 3
2.00 AC
1.86 AC
1.86 AC
NET

LOT 4
2.00 AC
1.86 AC
1.86 AC
NET

LOT 5
2.00 AC
1.86 AC
1.86 AC
NET

LOT 6
19.50 AC GROSS/NET

LOT 6
19.50 AC GROSS/NET

LOT 1
2.01 AC
1.86 AC
1.86 AC
NET

LOT 2
2.00 AC
1.86 AC
1.86 AC
NET

LOT 3
2.00 AC
1.86 AC
1.86 AC
NET

LOT 4
2.00 AC
1.86 AC
1.86 AC
NET

LOT 5
2.00 AC
1.86 AC
1.86 AC
NET

LOT 6
19.50 AC GROSS/NET

LOT 6
19.50 AC GROSS/NET

Mono County Community Development Department

P.O. Box 347
Mammoth Lakes, CA 93546
(760) 924-1800, fax 924-1801
commdev@mono.ca.gov

Planning Division

P.O. Box 8
Bridgeport, CA 93517
(760) 932-5420, fax 932-5431
www.monocounty.ca.gov

MAP EXTENSION APPLICATION

APPLICATION # _____	FEE PAID \$ _____
DATE RECEIVED _____	RECEIVED BY _____
RECEIPT # _____	CHECK # _____ (NO CASH)

APPLICANT/AGENT Ralph N. Haber and Lynn Haber
ADDRESS 313 Ridge View Rd **CITY/STATE/ZIP** Swiss Meadows CA 93574
TELEPHONE (760) 387-2458 **E-MAIL** Ralph@humanfactorsconsultants.com

OWNER, if other than applicant _____
ADDRESS _____ **CITY/STATE/ZIP** _____
TELEPHONE (_____) _____ **E-MAIL** _____

Date of Planning Commission approval _____ **APN** _____
Date of Board of Supervisors approval _____ **Minute Order #** _____
Map expiration date _____

PREVIOUS EXTENSIONS: Extension approved _____ Expires _____
Second extension approved _____ Expires _____

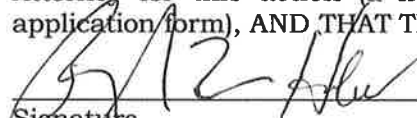
REASON FOR REQUEST: Applicant(s) should describe the progress to date and the reasons why an extension is necessary, using additional sheets if necessary.

Massive fire on Feb 6, 2015 slowed everything down. The land being developed was all burnt to a crisp. Bc MAP is done, getting banks to sign off takes longer.

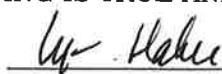
- APPLICATION SHALL INCLUDE:**
- A. Completed application form.
 - B. Project processing deposit: See Development Fee Schedule for Map Extension.
 - C. If the environmental document is still valid and does not need modification by staff, no deposit. Otherwise, see Development Fee Schedule for the following Environmental Review deposits (CEQA) that may be required: Categorical Exemption, Negative Declaration, Environmental Impact Review (deposit for initial study only).

More on back...

I CERTIFY UNDER PENALTY OF PERJURY THAT I am: legal owner(s) of the subject property (all individual owners must sign as their names appear on the deed to the land), corporate officer(s) empowered to sign for the corporation, or owner's legal agent having Power of Attorney for this action (a notarized "Power of Attorney" document must accompany the application form), AND THAT THE FOREGOING IS TRUE AND CORRECT.



Signature



Signature

9-15-16
Date

Mono County Community Development Department

PO Box 347
Mammoth Lakes, CA 93546
760.924.1800, fax 924.1801
commdev@mono.ca.gov

Planning Division

PO Box 8
Bridgeport, CA 93517
760.932.5420, fax 932.5431
www.monocounty.ca.gov

NOTICE OF TENTATIVE TRACT MAP APPROVAL

**TENTATIVE
TRACT MAP**

10-001

APPLICANT:

Ralph and Lyn Haber

ASSESSOR'S PARCEL NUMBER: 064-090-034

PROJECT LOCATION: The project site is a 49.51-acre parcel in the community of Swall Meadows in southern Mono County. The parcel is located to the south and west of existing development off Ridge View Road and Cougar Run as part of the Rimrock Ranch Specific Plan, and immediately west of the Pinon Ranch subdivision.

You are hereby notified that the Mono County Board of Supervisors did on November 2, 2010, hold a public hearing to hear any and all testimony relative to the approval of Tentative Tract Map 10-001 and did approve the map for a period of twenty-four (24) months, subject to the following conditions.

**Please refer to the attached:
Conditions of Approval #1 through #49**

If the applicant/agent is not satisfied with the decision of the Board of Supervisors, he may, within ten (10) days of effective date of the decision, submit in writing an appeal to the Clerk to the Board, P.O. Box 715, Bridgeport, CA 93517.

The appeal shall include: a1) appellant's interest in the subject property; 2) the conditions appealed; and 3) specific reasons why the appellant believes the conditions appealed should be amended or upheld.

DATE OF EXPIRATION: November 2, 2012

DATED: November 2, 2010

cc: X Applicant
 X Engineer
 Assessor's Office
 X Public Works
 X Environmental Health

**TENTATIVE TRACT MAP 10-001 / Haber
UNIFORMLY APPLIED DEVELOPMENT STANDARDS AND POLICIES
AND CONDITIONS OF APPROVAL**

FORMAT:

CONDITION OF APPROVAL...

- a. SCHEDULE OF COMPLIANCE...
- b. RESPONSIBLE MONITORING AGENCY or DEPARTMENT...
- c. IMPLEMENTING PARTY...
- d. TYPE OF MEASURE: DESIGN, ONGOING, CUMULATIVE...

UNIFORMLY APPLIED DEVELOPMENT STANDARDS AND POLICIES (APPLICABLE PROJECTWIDE)

- 1) Future residential development shall meet requirements of the Mono County General Plan and Mono County Code.
 - a. Requires monitoring over a period of time; usually linked to future development associated with approved residential construction. Must be satisfied prior to issuance of a building permit or certificate of occupancy.
 - b. Community Development Department
 - c. Applicant / Property Owner
 - d. Design / Ongoing

- 2) Subdivision improvements and future residential development shall comply with Fire Safe Regulations (Mono County General Plan, Land Use Element, Section VI, Land Development Regulations, Chapter 22), including emergency access, emergency water supplies, signing and building numbering, and vegetation modification. *(For Lots 1-5, see also Infrastructure Policy 3 pertaining to emergency water supplies; Design Guidelines Policy 10 pertaining to landscaping and vegetation modification; and Traffic Policy 3 pertaining to fire-safe standards for roadway construction of the Rimrock Ranch Specific Plan, Section III Specific Plan, Goals, Policies, & Implementation Measures).*
 - a. Requirements must be incorporated into construction plans for subdivision improvements, which must be satisfied prior to final approval of the map. Future lot construction requires monitoring over a period of time, usually associated with approved residential construction.
 - b. Community Development Department
 - c. Applicant / Property Owner
 - d. Design / Ongoing

- 3) The applicant and/or its contractor shall stop work and notify the Planning Division of the Mono County Community Development Department and local Native American tribal contacts if archaeological evidence and/or human remains or unmarked cemeteries are encountered during ground-disturbing activities. No disturbance of such a site shall be permitted until the applicant has hired a certified archaeologist and an archaeological survey that identifies acceptable site mitigation measures is filed with the Planning Division. Native American monitors shall be on site during the archaeological survey to ensure the proper identification and care of cultural resources. The disposition of any recovered artifacts shall be made in consultation with local tribal contacts. In the event of the accidental discovery of human remains, Health and Safety Code §7050.5, Public Resources Code §5097.98, and CEQA Guidelines §15064.5(d) shall be consulted for the proper procedure to follow.
 - a. Requirements must be incorporated into construction plans for subdivision improvements, which must be satisfied prior to final approval of the map. Future lot construction requires monitoring over a period of time, usually associated with approved residential construction.
 - b. Community Development Department
 - c. Applicant / Property Owner
 - d. Design / Ongoing

- 4) Construction shall be limited to daylight hours (or per Mono County Code 13.08.290, whichever is more restrictive) in accordance with Mono County Code Chapter 10.16 (Noise Regulation) in order to minimize impacts to nocturnal resident wildlife species.
 - a. Requirements must be incorporated into construction plans for subdivision improvements, which must be satisfied prior to final approval of the map. Future lot construction requires monitoring over a period of time, usually associated with approved residential construction.
 - b. Community Development Department
 - c. Applicant / Property Owner
 - d. Design / Ongoing

- 5) Noise levels during construction shall be kept to a minimum by equipping all on-site equipment with noise-attenuation devices and by compliance with all requirements of Mono County Code Chapter 10.16 (Noise Regulation).
 - a. Requirements must be incorporated into construction plans for subdivision improvements, which must be satisfied prior to final approval of the map. Future lot construction requires monitoring over a period of time, usually associated with approved residential construction.
 - b. Community Development Department
 - c. Applicant / Property Owner
 - d. Design / Ongoing

- 6) All outdoor lighting shall comply with all applicable provisions of the Mono County General Plan Chapter 23 Dark Sky Regulations.
 - a. Generally associated with future development. Requires monitoring over a period of time. Must be satisfied prior to issuance of a building permit and/or certificate of occupancy.
 - b. Community Development Department
 - c. Applicant/Property Owner
 - d. Design

- 7) Dogs belonging to individuals involved in construction activities shall be prohibited in the project area during construction phases or under the owner's complete control at all times.
 - a. Requirements must be incorporated into construction plans for subdivision improvements, which must be satisfied prior to final approval of the map. Future lot construction requires monitoring over a period of time, usually associated with approved residential construction.
 - b. Community Development Department
 - c. Applicant / Property Owner
 - d. Design / Ongoing

- 8) For all phases of subdivision and parcel development, storm water erosion control measures shall be applied to disturbed areas and shall include the use of Best Management Practices such as placement of fiber blankets, fiber rolls, or similar materials or equivalent methods. Removed topsoil shall be stockpiled and replaced over disturbed areas at, or prior to, the completion of construction. Revegetation of disturbed areas shall occur as soon as practical following construction and the use of stabilization material or landscaping shall be required to reduce impacts related to erosion. Use of native seed and/or native plants grown from seeds or seedlings obtained from local native stock is encouraged. Revegetated areas shall be irrigated as necessary to establish the plants.
 - a. Requirements must be incorporated into construction plans for subdivision improvements, which must be satisfied prior to final approval of the map. Future lot construction requires monitoring over a period of time, usually associated with approved residential construction.
 - b. Public Works Department /Community Development Department
 - c. Applicant / Property Owner
 - d. Design / Ongoing

- 9) Drainage and erosion-control plans shall be required for residential construction involving more than 5,000 square feet of pad area disturbed, including secondary or accessory structures on any one parcel, at any one time. Drainage and erosion control plans shall also be required for construction on any one parcel that cumulatively exceeds 10,000 square feet. If plans are required they shall be developed by the individual

- project applicant with review and approval by the Department of Public Works, Community Development Department / Building Division, and applicable federal and/or state agencies.
- a. Requirements must be incorporated into construction plans for subdivision improvements, which must be satisfied prior to final approval of the map. Future lot construction requires monitoring over a period of time, usually associated with approved residential construction.
 - b. Public Works Department /Community Development Department
 - c. Applicant / Property Owner
 - d. Design / Ongoing
- 10) For all phases of subdivision and parcel development, controls shall be instituted to prevent wind erosion and public nuisance created by dust. Such controls are to include watering and mulching of disturbed areas or by other approved methods. Clearing of native vegetation shall be limited to areas necessary for impending or same-year construction.
- a. Requirements must be incorporated into construction plans for subdivision improvements, which must be satisfied prior to final approval of the map. Future lot construction requires monitoring over a period of time, usually associated with approved residential lot construction.
 - b. Public Works Department /Community Development Department
 - c. Applicant / Property Owner
 - d. Design / Ongoing
- 11) For all phases of subdivision and parcel development, construction material (rock, debris, etc.) that is not utilized as fill material in the construction of improvements shall be removed to a permitted disposal site or other site approved by the Department of Public Works. All material proposed for fill under structures shall be approved by a geotechnical engineer prior to placement in the project.
- a. Requirements must be incorporated into construction plans for subdivision improvements, which must be satisfied prior to final approval of the map. Future lot construction requires monitoring over a period of time, usually associated with approved residential lot construction.
 - b. Public Works Department /Community Development Department
 - c. Applicant / Property Owner
 - d. Design / Ongoing
- 12) For all phases of subdivision and parcel development, grading permits shall be required as specified in Mono County Code Section 13.08.030, *et seq.* Activities requiring a grading permit include, but are not limited to, land clearing and grading activities that clear more than 10,000 square feet, result in cuts greater than 4 feet or fill greater than 3 feet, involve more than 200 cubic yards of cut or fill, or the alteration of a drainage course.
- a. Requirements must be incorporated into construction plans for subdivision improvements, which must be satisfied prior to final approval of the parcel map. Future construction requires monitoring over a period of time, usually associated with approved residential lot construction.
 - b. Public Works Department
 - c. Applicant / Property Owner
 - d. Design / Ongoing
- 13) The developer shall extend all applicable utilities (electricity, telephone, propane, cable TV, etc.) to the property line of each parcel. All new on-site utility extensions shall be installed underground.
- a. Requirements for utility extension must be incorporated into construction plans for subdivision improvements, which must be satisfied prior to final approval of the map. Future lot construction requires monitoring over a period of time, usually associated with approved residential construction, which must be satisfied prior to issuance of a building permit or certificate of occupancy.
 - b. Public Works Department /Community Development Department
 - c. Applicant / Property Owner
 - d. Design / Ongoing
- 14) Individual propane tanks may be installed on each parcel. Propane tanks shall be shielded to reduce visual impacts as specified by the Design Guidelines policies, Section III Specific Plan Goals, Policies &

Implementation Measures of the Rimrock Ranch Specific Plan. When used, Liquefied Petroleum Gas (LPG) shall be installed according to all applicable codes and Mono County Code 15.04.130 and 15.04.131.

- a. Requires monitoring over a period of time; usually linked to future development associated with approved residential construction. Must be satisfied prior to issuance of a building permit or certificate of occupancy.
 - b. Community Development Department
 - c. Applicant / Property Owner
 - d. Design / Ongoing
- 15) Domestic animals shall be restrained at all times, either through the use of leashes or private fenced areas. No animals shall be allowed to be free roaming. Horses and other grazing animals shall be penned or tethered in areas such that the native vegetation is not impacted by such animals in accordance with the site disturbance limits established in Land Use Policy 3a of Rimrock Ranch Specific Plan, Section III Specific Plan Goals, Policies & Implementation Measures.
- a. Requires monitoring over a period of time; usually linked to future development associated with approved residential construction.
 - b. Community Development Department
 - c. Applicant / Property Owner
 - d. Ongoing
- 16) Landscaping shall be used to minimize potential visual impacts resulting from development. The following landscaping guidelines are encouraged for all development:
- A. Landscaping shall be used to minimize or reduce potential visual impacts resulting from development.
 - B. The following elements shall be shielded using landscaping: well facilities, trash receptacles, propane tanks, and out-building structures. Well-site facilities, trash receptacles and propane tanks may also be shielded with fencing and/or berms.
 - C. Drought-resistant landscaping (planting, soil preparation and low water use irrigation systems, etc.) shall be required. Drip irrigation systems shall be encouraged.
 - D. Use of native, indigenous species shall be encouraged.
 - E. The use of larger planting stock is encouraged to accelerate the process of visual screening.
 - F. Young plants shall be protected from deer and rodents until they are established (e.g., a 5-foot wire fence or vexar tubing has been found to work well to protect seedlings from deer).
 - a. Requires monitoring over a period of time; usually linked to future development associated with approval of residential construction.
 - b. Community Development Department
 - c. Applicant / Property Owner
 - d. Design / Ongoing
- 17) The developer shall provide a soils report and site development geotechnical recommendations to, or request a soils report waiver from, the Department of Public Works. Any such report or request for waiver, acceptable to the Director of Public Works, shall comply with the provisions of Mono County Code Section 17.36.090.
- a. Must be satisfied prior to final approval of the map.
 - b. Public Works Department
 - c. Applicant
 - d. Design
- 18) The project shall provide a calculated fire flow of five hundred gallons per minute (500gpm) at 20 pounds per square inch (20psi) residual pressure for duration of two hours at fire hydrants installed throughout the project *or as otherwise required by the fire district*. The developer shall provide the Department of Public Works with a “will serve” letter from the Wheeler Crest Fire Protection District indicating approval of the project and that the district will provide service to the proposed parcels.
- a. The “will serve” letter must be received prior to final approval of the map.
 - b. Department of Public Works

- c. Applicant
 - d. Design
- 19) The project proponents shall provide the County with a “will-serve” letter from the Wheeler Crest Community Services District (CSD), indicating that the CSD has adequate water capacity and shall serve the proposed project.
- a. Must be satisfied prior to final approval of the map.
 - b. Public Works Department
 - c. Applicant
 - d. Design
- 20) The developer shall provide necessary easements for existing and proposed utility service within the subdivision. All existing and proposed easements shall be shown on the map.
- a. Must be satisfied prior to final approval of the map.
 - b. Public Works Department
 - c. Applicant
 - d. Design
- 21) Installation of individual sewage disposal systems will be required on each parcel at the time of future residential development. Prior to map approval, however, the developer shall submit a soils suitability report, prepared by a California-licensed civil engineer, supporting the suitability of soils for installation of individual sewage disposal systems. At a minimum, the report shall contain two percolation tests results and two soil profile results for each new parcel to be created or alternate testing as approved by Mono County Environmental Health. The report shall document, to the satisfaction of Mono County Environmental Health, that the soil structure meets or exceeds applicable state and County standards for siting and installation of individual sewage disposal systems.
- a. Must be satisfied prior to final approval of the map.
 - b. Mono County Environmental Health
 - c. Applicant
 - d. Design
- 22) The developer shall submit a plot plan, acceptable to Mono County Environmental Health, identifying designated areas for individual sewage disposal systems on each parcel. The plot plan shall be prepared by a California-licensed civil engineer. The plot plan shall identify both the primary sewage disposal area and an area for future sewage disposal, described as a replacement area, equal to 100% of the primary sewage disposal area, should the primary system fail. The siting of individual sewage disposal systems shall comply with the Lahontan Regional Water Quality Control Board’s (LRWQCB) criteria contained in the Water Quality Control Plan for the Lahontan region. Leach fields and septic tanks shall be sited a minimum of 100 feet from any domestic well, a minimum of 50 feet from any drainage course, and a minimum of 50 feet from any property line. Alternative systems, if proposed, shall be reviewed and approved by Mono County Environmental Health and shall conform to LRWQCB requirements.
- a. Must be satisfied prior to final approval of the map.
 - b. Mono County Environmental Health
 - c. Applicant
 - d. Design
- 23) The developer shall make an offer of dedication for a 60-foot-wide right of way for road, drainage, and public utility purposes for subdivision streets, and make an offer of dedication for a roadway turnaround (hammerhead “T” or cul-de-sac) at end of access road pursuant to Chapter 22 of the Mono County General Plan.
- a. Must be satisfied prior to final approval of the map.
 - b. Department of Public Works
 - c. Applicant
 - d. Design

- 24) The developer shall furnish a drainage report prepared by a California-licensed civil engineer to present the hydrologic analyses and hydraulic design of drainage facilities to be constructed for the subdivision.
- Must be satisfied prior to approval of construction plans for subdivision improvements.
 - Public Works Department
 - Applicant
 - Design
- 25) If necessary, the developer shall furnish a Storm Water Pollution Prevention Plan (SWPPP) and submit a Notice of Intent to comply with provisions of the State Water Resources Control Board's NPDES Permit for Construction Activities. A letter of clearance and/or waste discharge requirements from the Lahontan Regional Water Quality Control Board is required prior to commencing any grading activities or other site disturbance.
- Must be satisfied prior to approval of construction plans for subdivision improvements.
 - Public Works Department
 - Applicant
 - Design
- 26) Developer shall obtain a Permit to Construct and/or any other applicable air quality permit from the Great Basin Unified Air Pollution Control District for construction of subdivision improvements.
- Must be satisfied prior to approval of construction plans for subdivision improvements.
 - Public Works Department
 - Applicant
 - Design

PROJECT SPECIFIC CONDITIONS

A. CONDITIONS APPLICABLE PROJECTWIDE:

- 27) Architectural plans for any structure (e.g. dwelling unit, garage, barn, etc.) shall be reviewed and approved by the Wheeler Crest Design Review Committee prior to approval of the building permit.
- Requires monitoring over a period of time, usually linked to future development associated with approval of residential construction.
 - Community Development/Building and Planning Divisions
 - Applicant
 - Design/Ongoing
- 28) Affordable housing mitigation shall be provided pursuant to Chapter 15.40 Mono County Code that shall consist of: (1) an alternative mitigation proposal agreed upon by County and Applicant that satisfies the criteria set forth in section 15.40.060 of the Code or such other requirement for alternative mitigation which the County may hereinafter adopt to which Applicant agrees to be subject; or (2) such compliance can be achieved by paying a mitigation fee of \$118,800 and by deed-restricting one of the newly created lots for an attached secondary unit. A housing mitigation agreement shall be executed prior to recording of any final map.
- Must be satisfied prior to final map recordation
 - Community Development Department
 - Applicant/Property Owner
 - Upon Recordation
- 29) Driveways shall be designed to minimize grades so that year-round access is assured and on-street parking is avoided (Mono County Circulation Element, Wheeler Crest Policies, Action 3.1)
- Requires monitoring over a period of time, usually linked to future development associated with approval of residential construction.
 - Community Development Department
 - Applicant
 - Design/Ongoing

- 30) To minimize direct mortality impacts to the deer herd from vehicle collisions, signs shall be posted along roads within the project area warning drivers of the presence of deer.
- Must be satisfied prior to final approval of the map.
 - Public Works Department
 - Applicant
 - Design
- 31) The abandoned dirt road/air strip that crosses Lots 3 and 4 shall be scarified and revegetated with an approved native seed mix prior to final approval of the map in compliance with the landscaping and revegetation requirements in the NRC policies of the Rimrock Ranch Specific Plan, Section III Specific Plan Goals, Policies & Implementation Measures.
- Must be satisfied prior to final approval of the map.
 - Public Works Department
 - Applicant
 - Design
- 32) Drainage/utility easements shall be offered to the public for the drainage and utilities shown on the tentative map. No modification or alteration of the drainage easement shall be made without the written consent of the applicable departments of Mono County.
- Must be satisfied prior to final approval of the map.
 - Public Works Department
 - Applicant
 - Design
- 33) A letter of clearance and/or waste discharge requirements from Lahontan Regional Water Quality Control Board shall be obtained, if necessary.
- Must be satisfied prior to final approval of the map.
 - Public Works Department
 - Applicant
 - Design
- 34) *Applicant shall, by separate instrument, offer for dedication an easement for emergency ingress and egress along the path of the existing easement for access underground utility purposes per 638/581, noted on Tentative Tract Map 10-001.*
- Must be satisfied prior to final approval of the map.*
 - Public Works Department*
 - Applicant*
 - Design*
- 35) Conditions of Approval 1-50, or as otherwise required by the County, shall be cross-referenced to map conditions recorded by the County by notation on the map. If project CC&Rs are developed, all uniformly-applied development standards and policies and conditions of approval associated with future development shall be reiterated therein.
- Must be satisfied prior to final approval of the map.
 - Public Works Department
 - Applicant
 - Design

B. ADDITIONAL CONDITIONS APPLICABLE TO LOTS 1-5 ONLY:

- 36) All new development shall be in accordance with the Land Use Policies of the Rimrock Ranch Specific Plan, Section III Specific Plan Goals, Policies & Implementation Measures including, but not limited to:
- One single-family residence per parcel.
 - One detached guest house per parcel. The guest house shall not contain any kitchen or cooking facilities.

- C. Detached secondary residences shall not be permitted.
 - a. Requires monitoring over a period of time; usually linked to future development associated with approved residential construction.
 - b. Community Development Department
 - c. Applicant / Property Owner
 - d. Ongoing
- 37) Site development standards as set forth in the Land Use Policies of the Rimrock Ranch Specific Plan, Section III Specific Plan Goals. Policies & Implementation Measures shall be followed, including, but not limited to:
- A. Site disturbance: Permanent clearing of native vegetation for structures, landscaping, gardens, animal enclosures, and driveways shall be limited to twenty (20) percent of total lot area. Areas temporarily cleared for utility line construction, leach field or septic tank construction, well drilling operations or other temporary surface disturbances shall be re-vegetated as soon as possible in compliance with the re-vegetation standards in Natural Resource Conservation Policies 10 and 11 of the Specific Plan. On lots smaller than five (5) acres, an additional ten (10) percent of the total lot area may be cleared or otherwise utilized for livestock pens or corrals. The remainder of the parcel shall remain in its natural condition.
 - B. Building Setbacks: 50 feet front, 50 feet side and 50 feet rear. No exceptions shall be allowed.
 - C. Lot coverage: 30 percent maximum on lots smaller than five (5) acres.
 - D. Building height shall not exceed 22 feet, determined by adding the heights of each of the four corners of the building above the natural grade and dividing by four.
 - a. Requires monitoring over a period of time, usually linked to future development associated with approval of residential construction.
 - b. Community Development Department
 - c. Applicant
 - d. Design/Ongoing
- 38) The Open Space requirements of the Land Use Policies of the Rimrock Rock Ranch Specific Plan, Section III Specific Plan Goals, Policies & Implementation Measures shall be followed, including, but not limited to:
- A. Large setbacks of 50 feet from all property lines are required that will create 100-foot wide development-free corridors centered along property boundaries.
 - B. A 30-foot setback is required from the top of the back of onsite perennial drainages that will maintain open space along those.
 - C. Certain areas of riparian vegetation adjacent to onsite drainages, which have been identified by the project biologist as desirable for wildlife habitat, will be preserved with open space easements.
 - a. Requires monitoring over a period of time, usually linked to future development associated with approval of residential construction.
 - b. Community Development Department
 - c. Applicant
 - d. Design/Ongoing
- 39) Each parcel shall be landscaped in accordance with the landscaping guidelines in Design Guidelines Policy 10 of the Rimrock Ranch Specific Plan, Section III Specific Plan Goals, Policies & Implementation Measures or the Mono County Landscape Ordinance, whichever is more restrictive, within six (6) months of a Mono County Certificate of Occupancy for a dwelling unit on a parcel.
- a. Requires monitoring over a period of time, usually linked to future development associated with approval of residential construction.
 - b. Community Development Department
 - c. Applicant
 - d. Design/Ongoing

- 40) New structures and fences shall be designed and constructed to harmonize with existing development in the area, the surrounding natural environment, and onsite topography. The following design guidelines shall apply to all development:
- A. Structural siding and design should be sensitive to the topography of individual lots.
 - B. Roofing shall be fiberglass shingles or metal in colors compatible with the area (e.g. tan, brown, dark green or similar colors).
 - C. Bright colors or reflective materials shall not be used for any component of any structure.
 - a. Requires monitoring over a period of time, usually linked to future development associated with approval of residential construction.
 - b. Community Development Department
 - c. Applicant
 - d. Design/Ongoing
- 41) The total fenced area on any parcel shall be limited to the total area disturbed onsite as allowed under Land Use Policy 4a of the Rimrock Ranch Specific Plan, Section III Specific Plan Goals, Policies & Implementation Measures. Fencing shall be three strand wire or three rail pipe of wood fence. Solid wood fencing may be constructed within the immediate vicinity of a structure but shall encompass an area not greater than 500 square feet.
- a. Requires monitoring over a period of time, usually linked to future development associated with approval of residential construction.
 - b. Community Development Department
 - c. Applicant
 - d. Design/Ongoing
- 42) Wire fences shall consist of 3 single strand wires placed 20, 30, and 42 inches from the ground. All wire shall be smooth strand.
- a. Requires monitoring over a period of time, usually linked to future development associated with approval of residential construction.
 - b. Community Development Department
 - c. Applicant
 - d. Design/Ongoing
- 43) Fencing used for livestock facilities (corrals, etc.) shall incorporate the use of poles, piping or other non-wire materials to allow deer safe passage.
- a. Requires monitoring over a period of time, usually linked to future development associated with approval of residential construction.
 - b. Community Development Department
 - c. Applicant
 - d. Design/Ongoing
- 44) Parcel grading operations, structural foundation work, framing work and similar heavy construction activities shall be restricted to the period between May 15 and October 1 to minimize disturbance to migrating and wintering deer. This restriction shall not apply to emergency repair work. Emergency repair work shall be defined as that necessary to ensure public health and safety (e.g. water and sewer repair work, power repair work, emergency road clearing activities, etc.).
- a. Requires monitoring over a period of time, usually linked to future development associated with approval of residential construction.
 - b. Community Development Department
 - c. Applicant
 - d. Design/Ongoing
- 45) Impediments to deer movement, such as spoil piles, open ditches and excessive cut and fill slopes shall be minimized to the greatest extent possible; e.g. ditches or trenches should not be left open at night as they can be hazardous to deer and other nocturnal wildlife.

- a. Requires monitoring over a period of time, usually linked to future development associated with approval of residential construction.
 - b. Community Development Department
 - c. Applicant
 - d. Design/Ongoing
- 46) With the exception of wells, septic systems, and fire safe storage facilities, surface disturbance activities such as residential development, corrals, fencing and raising crops shall be prohibited outside private yard fenced areas.
- a. Requires monitoring over a period of time, usually linked to future development associated with approval of residential construction.
 - b. Community Development Department
 - c. Applicant
 - d. Design/Ongoing
- 47) Lots 1-5 shall be annexed into Zone of Benefit – C established pursuant to Tract Map 37-45 and Tract Map 37-47A for maintenance and rehabilitation of streets, unless a vote of the members does not allow it; in which case, a new zone of benefit shall be created. Data shall be collected and analyzed by a consultant to evaluate the ongoing maintenance and rehabilitation costs of Cougar Run and other streets maintained by Zone of Benefit - C.
- a. Must be satisfied prior to final approval of the map.
 - b. Public Works Department
 - c. Applicant
 - d. Design
- 48) The project applicant and subsequent owners shall participate in the Rimrock Ranch Groundwater Monitoring Program as outlined by Kleinfelder Inc. (data shall be collected and analyzed by a consultant to evaluate the potential for impact to groundwater supply). If significant impacts to groundwater levels are reported, the Planning Commission and/or the Board of Supervisors shall consider possible moratoriums on building permit issuance and recommendations for water rationing, outdoor landscaping restrictions or other possible remedies. The project shall be annexed into Zone of Benefit – B established pursuant to Tract Map 37-45 and Tract Map 37-47A for monitoring and analysis.
- a. Must be satisfied prior to final approval of the map.
 - b. Public Works Department
 - c. Applicant
 - d. Design
- 49) Lots 1 and 2 shall have access from the cul-de-sac on Ridge View only and the map shall have a note to this effect.
- a. Must be satisfied prior to final approval of the map.
 - b. Public Works Department
 - c. Applicant
 - d. Design
- 50) The project shall comply with all provisions of the Rimrock Ranch Specific Plan and with the Rimrock Ranch Mitigation, Implementation and Monitoring Program, including those not referenced in these conditions of approval.
- a. Requires monitoring over a period of time, usually linked to future development associated with approval of residential construction.
 - b. Public Works/Community Development
 - c. Applicant
 - d. Design/ongoing

Mono County Community Development Department

PO Box 347
Mammoth Lakes, CA 93546
760-924-1800, fax 924-1801
www.monocounty.ca.gov

PO Box 8
Bridgeport, CA 93517
760-932-5420, fax 932-5431
www.monocounty.ca.gov

October 20, 2016

To: Planning Commission
From: Wendy Sugimura, Analyst
Jim Shoffner, Building Inspector
Re: Workshop on 2017 California Building Codes

Recommendation

Informational workshop only – no action.

Discussion

The California Building Standards Commission is the state body responsible for reviewing, developing, approving, and administering the California Building Standards Code. The Mono County Building Division is then responsible for permitting projects subject to these standards, and enforcement.

The California Building Codes are generally updated and published every three years, referred to as code cycles. Although intervening code adoption cycles may occur, major changes generally occur with triennial code cycles.

The next code cycle takes effect on January 1, 2017. The attached presentation by the California Building Officials Training Institute and the International Code Council, among others, highlights some of the changes.

Please contact Jim Shoffner for any technical questions about code changes at 760.924.1822.

Attachment

2017 Code Changes presentation

“Highlighted Changes” 2017 California Codes



Presented by
Stuart Tom, P.E., CBO
April 28, 2016



Introduction

- ❑ Changes to Model Codes and California Statutory requirements occur on a regular basis.
- ❑ Changes to Model Codes through the ICC, IAPMO, and NFPA processes establish the foundation for the rules that govern how buildings & structures shall be constructed, used, occupied, and maintained.
- ❑ State amendments to the Model Codes, result in the formulation of the California Building Standards Code (Title-24, C.C.R.)
- ❑ Each code development cycle results in numerous changes which may have varying effects on the way we do our jobs.

Introduction

- Every triennial California Code Cycle is typically preceded by one or more comprehensive classes addressing “Significant Changes”.
 - Often presented by CALBO, ICC Chapters, and various city/county jurisdictions.
 - Cover a broad range of topics, including code changes which may not have an impact on your jurisdiction.
 - Typically presented starting in November.
 - Require attendance at a full- or half-day seminar, thereby taking staff away from their primary plan check or inspection duties.

Introduction

- Every triennial California Code Cycle is typically preceded by one or more comprehensive classes addressing “Significant Changes”.
 - Often presented by CALBO, ICC Chapters, and various city/county jurisdictions.
 - Cover a broad range of topics, including code changes which may not have an impact on your jurisdiction.
 - Typically presented starting in November.
 - Require attendance at a full- or half-day seminar, thereby taking staff away from their primary plan check or inspection duties.

- *... so is there a quicker way to focus on the upcoming code changes that are most likely to affect you ??*

Top 30 Significant Changes That are Likely to Affect You

- The following changes to either the Model Codes or the CA Codes were selected because they are likely to affect most designers, builders, and code officials in California.
- After publication, further exploration of the 2016 California Codes is encouraged to identify other changes that may also affect specific projects.
- Several comprehensive “*Significant Changes*” resources have been developed by noted experts, and will be available for those who will need a broader exposure to the changes we can expect in the 2016 California Codes.

2016 EDITION

26

SIGNIFICANT CHANGES TO THE
**CALIFORNIA
BUILDING CODE**



PAUL D. ARMSTRONG, P.E.
DOUGLAS W. THORNBURG, AIA
JOHN R. HENRY, P.E.
JAY A. WOODWARD



ICC

2016 EDITION

SIGNIFICANT CHANGES TO THE
**CALIFORNIA
BUILDING CODE**



PAUL D. ARMSTRONG, P.E.
DOUGLAS W. THORNBURG, AIA
JOHN R. HENRY, P.E.
JAY A. WOODWARD

2016 EDITION

SIGNIFICANT CHANGES TO THE
**CALIFORNIA
RESIDENTIAL CODE**



PAUL D. ARMSTRONG, P.E.
STEPHEN A. VAN NOTE



2016 EDITION

28

SIGNIFICANT CHANGES TO THE
CALIFORNIA BUILDING CODE



PAUL D. ARMSTRONG, P.E.
DOUGLAS W. THORNBURG, AIA
JOHN R. HENRY, P.E.
JAY A. WOODWARD

2016

SIGNIFICANT CHANGES TO THE
CALIFORNIA RESIDENTIAL CODE



PAUL D. ARMSTRONG, P.E.
STEPHEN A. VAN NOTE



SIGNIFICANT CHANGES TO THE
CALIFORNIA FIRE CODE

2016 EDITION



KEVIN REINERTSON
FULTON R. COCHRAN, CBO, CFCE
KEVIN H. SCOTT



Definitions

- New definition of “Platform” in Chapter 2. [202]
 - Clear distinction that does not require compliance with other features associated with a stage.
 - ***Platform.*** *A raised area within a building used for worship, the presentation of music, plays or other entertainment; the head table for special guests; the raised area for lecturers and speakers; boxing and wrestling rings; theater-in-the-round stages; and similar purposes wherein, other than horizontal sliding curtains, there are no overhead hanging curtains, drops, scenery or stage effects other than lighting and sound. A temporary platform is one installed for not more than 30 days.*

Commercial Kitchen Classification

- New classification for food processing establishments and commercial kitchens that are not associated with a restaurant. [304.1, 306.2]
 - If less than 2,500 sqft, they may be classified as a Group B occupancy.
 - If larger than 2,500 sqft, they shall be classified as a Group F-1 occupancy.
 - Regardless of size, commercial kitchens that are associated with restaurants are classified as Group A-2 occupancies.

Accessory Storage Spaces

- Significant change affecting “accessory storage spaces”. [311.1.1]
 - In addition to the previous aggregate limitation of 10% of the floor area, individual storage spaces are now limited to a maximum of 100 sqft if they are to be considered “accessory” to a main use.
 - If an individual storage space is larger than 100 sqft, it shall be classified as a Group S occupancy.

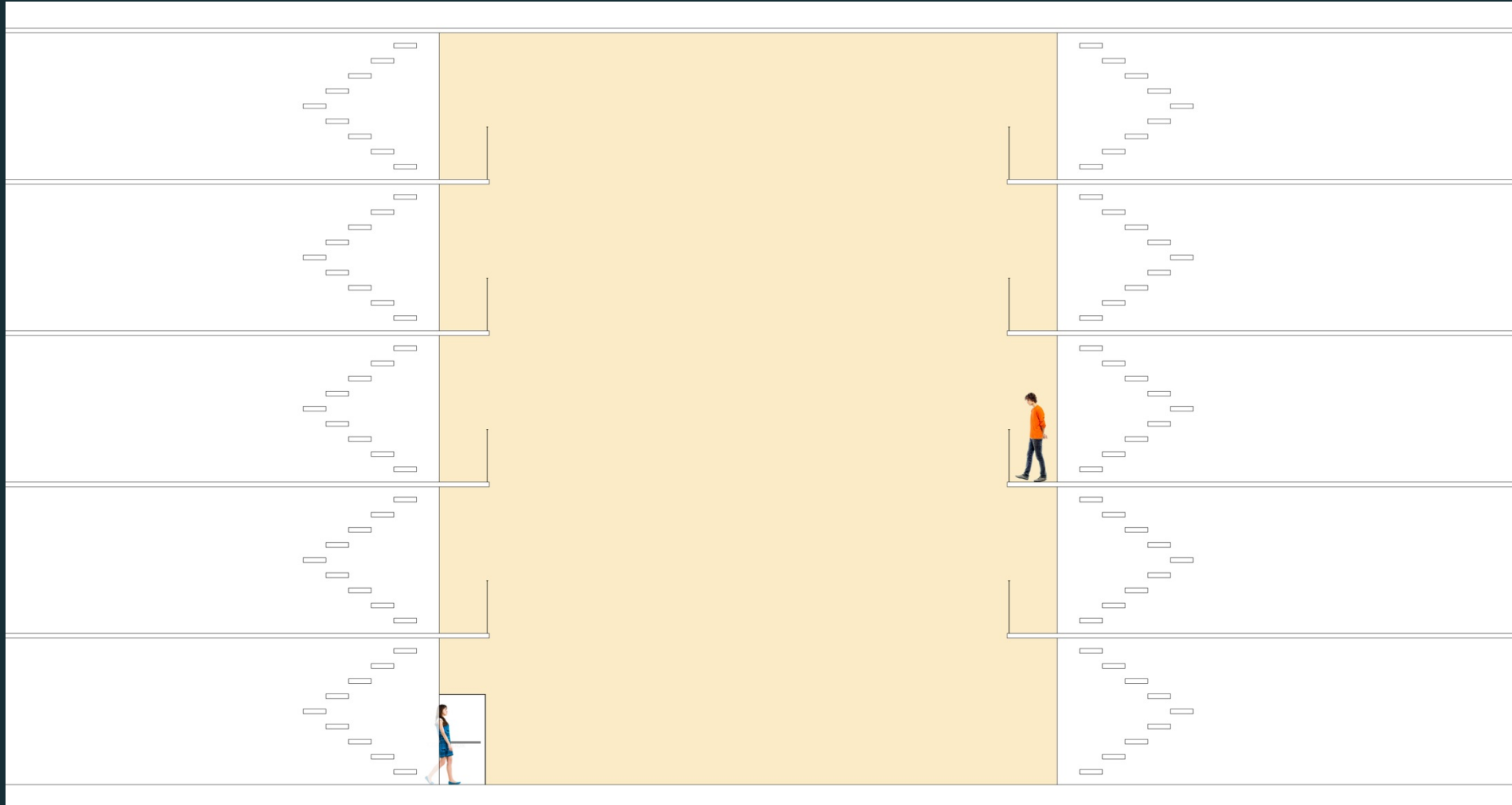
Egress Through an Atrium

- Egress through an atrium is now limited slightly on upper floors (ie, above the level of exit discharge).
[404.9]
 - On levels other than the level of exit discharge, the maximum exit access travel distance is limited to 200-feet, regardless of whether the building is fully sprinklered.
 - On the level of exit discharge, exit access travel distance extensions are still allowed for fully sprinklered buildings, and may be extended to 250-feet, 300-feet or 400-feet depending on the occupancy classification pursuant to Table 1017.2.

Egress Through an Atrium

- Termination of interior exit stairways has been clarified to prevent merging of separate stairs into a common atrium space. [404.10]
 - No more than 50% of interior exit stairs may terminate into an atrium at the level of exit discharge.
 - Remainder of interior exit stairs must maintain separation from the atrium environment.

Egress Through an Atrium



Explosives (and Fireworks)

- CBC Section 434 pertaining to explosives has been repealed and has been replaced by a reference to CFC Chapter 56.
 - Jurisdictional awareness of sporting goods and other Group M occupancy retail facilities is important when sales of ammunition and supplies associated with reloading are stored and sold.
 - Group M occupancies are not normally regulated by local fire authorities, so familiarity with CFC Chapter 56 is important to local building departments.

CFC Chapter 56

5601.1 Scope. The provisions of this chapter shall govern the possession, manufacture, storage, handling, sale and use of explosives, explosive materials, fireworks, *rockets*, *emergency signaling devices* and small arms ammunition.

Exceptions: 1. The Armed Forces of the United States, Coast Guard or National Guard.

2. Explosives in forms prescribed by the official United States Pharmacopoeia.

3. The possession, storage and use of small arms ammunition where packaged in accordance with DOTn packaging requirements.

4. The possession, storage and use of not more than 1 pound (0.454 kg) of commercially manufactured sporting black powder, 20 pounds (9 kg) of smokeless powder and 10,000 small arms primers for hand loading of small arms ammunition for personal consumption.

5. The use of explosive materials by federal, state and local regulatory, law enforcement and fire agencies acting in their official capacities.

6. Special industrial explosive devices that in the aggregate contain less than 50 pounds (23 kg) of explosive materials.

7. The possession, storage and use of blank industrial- power load cartridges where packaged in accordance with DOTn packaging regulations.

8. Transportation in accordance with DOTn 49 CFR Parts 100–185.

9. Items preempted by federal regulations.

10. *Items preempted by state law and/or regulations. For additional provisions regarding the possession, manufacture, storage, handling, sale and use of explosives, see California Code of Regulations, Title 19, Division 1, Chapter 10.*

Height & Area

- Allowable height & area provisions have been reformatted in Tables 504.3 (Height); 504.4 (Stories); and 506.2 (Area), which includes benefits for automatic fire sprinklers.
- CBC has further modified the tables by adding rows to distinguish whether the automatic sprinklers are being utilized to derive an “area increase” or a “height increase”, thereby maintaining California’s higher level of protection often referred to as “double-dip” protection.

TABLE 504.3^{a,i}
ALLOWABLE BUILDING HEIGHT IN FEET ABOVE GRADE PLANE

OCCUPANCY CLASSIFICATION	SEE FOOTNOTES	TYPE OF CONSTRUCTION								
		TYPE I		TYPE II		TYPE III		TYPE IV	TYPE V	
		A	B	A	B	A	B	HT	A	B
A, B, E, F, S, U	NS ^b	UL	160	65	55	65	55	65	50	40
	S	UL	180	85	75	85	75	85	70	60
<u>A, E</u>	<u>NS^b</u>	<u>UL</u>	<u>160</u>	<u>65</u>	<u>55</u>	<u>65</u>	<u>55</u>	<u>65</u>	<u>50</u>	<u>40</u>
	<u>S (without area increase)</u>	<u>UL</u>	<u>180</u>	<u>85</u>	<u>75</u>	<u>85</u>	<u>75</u>	<u>85</u>	<u>70</u>	<u>60</u>
	<u>S (with area increase)</u>	<u>UL</u>	<u>160</u>	<u>65</u>	<u>55</u>	<u>65</u>	<u>55</u>	<u>65</u>	<u>50</u>	<u>40</u>
H-1, H-2, H-3, H-5, <u>L</u>	NS ^{c,d}	UL	160	65	55	65	55	65	50	40
	S									
H-4	NS ^{c,d}	UL	160	65	55	65	55	65	50	40
	<u>S (without area increase)</u>	UL	180	85	75	85	75	85	70	60
	<u>S (with area increase)</u>	<u>UL</u>	<u>160</u>	<u>65</u>	<u>55</u>	<u>65</u>	<u>55</u>	<u>65</u>	<u>50</u>	<u>40</u>
I-1 Condition 1, I-3	NS ^{d,e}	UL	160	65 NP	55 NP	65 NP	55 NP	65 NP	50 NP	40 NP
	<u>S (without area increase)</u>	UL	180	85 NP	75 NP	85 NP	75 NP	85 NP	70 NP	60 NP
	<u>S (with area increase)</u>	<u>UL</u>	<u>160</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
I-1 Condition 2, I-2, <u>I-2.1</u>	NS ^{d,f,e}	UL	160	65	55	65	55	65	50	40
	<u>S (without area increase)</u>	UL	180	85						
	<u>S (with area increase)</u>	<u>UL</u>	<u>160</u>	<u>65</u>						
I-4	NS ^{d,g}	UL	160	65	55	65	55	65	50	40
	<u>S (without area increase)</u>	UL	180	85	75	85	75	85	70	60
	<u>S (with area increase)</u>	<u>UL</u>	<u>160</u>	<u>65</u>	<u>55</u>	<u>65</u>	<u>55</u>	<u>65</u>	<u>50</u>	<u>40</u>
<u>R-1^h</u>	NS ^{d,h}	UL	160	65	55	65	55	65	50	40
	S13R	60	60	60	60 55	60	60 55	60	60 50	60 40
	<u>S (without area increase)</u>	UL	180	85	75	85	75	85	70	60

TABLE 504.4^{a, b, n}
ALLOWABLE NUMBER OF STORIES ABOVE GRADE PLANE

OCCUPANCY CLASSIFICATION	SEE FOOTNOTES	TYPE OF CONSTRUCTION								
		TYPE I		TYPE II		TYPE III		TYPE IV	TYPE V	
		A	B	A	B	A	B	HT	A	B
A-1	NS	UL	5	3	2	3	2	3	2	1
	<i>S (without area increase)</i>	UL	6	4	3	4	3	4	3	2
	<i>S (with area increase)</i>	<u>UL</u>	<u>5</u>	<u>3</u>	<u>2</u>	<u>3</u>	<u>2</u>	<u>3</u>	<u>2</u>	<u>1</u>
A-2	NS	UL	11	3	2	3	2	3	2	1
	<i>S (without area increase)</i>	UL	12	4	3	4	3	4	3	2
	<i>S (with area increase)</i>	<u>UL</u>	<u>11</u>	<u>3</u>	<u>2</u>	<u>3</u>	<u>2</u>	<u>3</u>	<u>2</u>	<u>1</u>
A-3	NS	UL	11	3	2	3	2	3	2	1
	<i>S (without area increase)</i>	UL	12	4	3	4	3	4	3	2
	<i>S (with area increase)</i>	<u>UL</u>	<u>11</u>	<u>3</u>	<u>2</u>	<u>3</u>	<u>2</u>	<u>3</u>	<u>2</u>	<u>1</u>
A-4	NS	UL	11	3	2	3	2	3	2	1
	<i>S (without area increase)</i>	UL	4	3	4	3	4	3	3	2
	<i>S (with area increase)</i>	<u>UL</u>	<u>11</u>	<u>3</u>	<u>2</u>	<u>3</u>	<u>2</u>	<u>3</u>	<u>2</u>	<u>1</u>
A-5	NS	UL	UL	UL	UL	UL	UL	UL	UL	UL
	S	UL	UL	UL	UL	UL	UL	UL	UL	UL
B	NS	UL	11	5	3	5	3	5	3	2
	S	UL	12	6	4	6	4	6	4	3
E	NS	UL	5	3	2	3	2	3	1	1
	<i>S (without area increase)</i>	UL	6	4	3	4	3	4	2	2
	<i>S (with area increase)</i>	<u>UL</u>	<u>5</u>	<u>3</u>	<u>2</u>	<u>3</u>	<u>2</u>	<u>3</u>	<u>1</u>	<u>1</u>
F-1	NS	UL	11	4	2	3	2	4	2	1
	S	UL	12	5	3	4	3	5	3	2
F-2	NS	UL	11	5	3	4	3	5	3	2

TABLE 506.2^{a, b, i}
ALLOWABLE AREA FACTOR (At = NS, S1, S13R, or SM, as applicable) IN SQUARE FEET

OCCUPANCY CLASSIFICATION	TYPE OF CONSTRUCTION									
	SEE FOOTNOTES	TYPE I		TYPE II		TYPE III		TYPE IV	TYPE V	
		A	B	A	B	A	B	HT	A	B
A-1	NS	UL	UL	15,500	8,500	14,000	8,500	15,000	11,500	5,500
	S1	UL	UL	62,000	34,000	56,000	34,000	60,000	46,000	22,000
	<i>SM (without height increase)</i>	UL	UL	46,500	25,500	42,000	25,500	45,000	34,500	16,500
	<i>SM (with height increase)</i>	<u>UL</u>	<u>UL</u>	<u>15,500</u>	<u>8,500</u>	<u>14,000</u>	<u>8,500</u>	<u>15,000</u>	<u>11,500</u>	<u>5,500</u>
A-2	NS	UL	UL	15,500	9,500	14,000	9,500	15,000	11,500	6,000
	S1	UL	UL	62,000	38,000	56,000	38,000	60,000	46,000	24,000
	<i>SM (without height increase)</i>	UL	UL	46,500	28,500	42,000	28,500	45,000	34,500	18,000
	<i>SM (with height increase)</i>	<u>UL</u>	<u>UL</u>	<u>15,500</u>	<u>9,500</u>	<u>14,000</u>	<u>9,500</u>	<u>15,000</u>	<u>11,500</u>	<u>6,000</u>
A-3	NS	UL	UL	15,500	9,500	14,000	9,500	15,000	11,500	6,000
	S1	UL	UL	62,000	38,000	56,000	38,000	60,000	46,000	24,000
	<i>SM (without height increase)</i>	UL	UL	46,500	28,500	42,000	28,500	45,000	34,500	18,000
	<i>SM (with height increase)</i>	<u>UL</u>	<u>UL</u>	<u>15,500</u>	<u>9,500</u>	<u>14,000</u>	<u>9,500</u>	<u>15,000</u>	<u>11,500</u>	<u>6,000</u>
A-4	NS	UL	UL	15,500	9,500	14,000	9,500	15,000	11,500	6,000
	S1	UL	UL	62,000	38,000	56,000	38,000	60,000	46,000	24,000
	<i>SM (without height increase)</i>	UL	UL	46,500	28,500	42,000	28,500	45,000	34,500	18,000
	<i>SM (with height increase)</i>	<u>UL</u>	<u>UL</u>	<u>15,500</u>	<u>9,500</u>	<u>14,000</u>	<u>9,500</u>	<u>15,000</u>	<u>11,500</u>	<u>6,000</u>
A-5	NS									
	S1	UL	UL	UL	UL	UL	UL	UL	UL	UL
	SM									
B	NS	UL	UL	37,500	23,000	28,500	19,000	36,000	18,000	9,000
	S1	UL	UL	150,000	92,000	114,000	76,000	144,000	72,000	36,000
	SM	UL	UL	112,500	69,000	85,500	57,000	108,000	54,000	27,000
	NS	UL	UL	26,500	14,500	23,500	14,500	25,500	18,500	9,500

Allowable Area [506]

- Single-occupancy, 1-story buildings [506.2.1]

$$A_a = A_t + (NS \times I_f)$$

- Single-occupancy, multi-story [506.2.3]

$$A_a = A_t + (NS \times I_f) \times S_a$$

- S_a = Actual number of stories up to 3-stories, except for A, E, H, I, L, R and high-rise buildings, which are limited to 2-stories maximum.

Separation of Incidental Uses

- Fire-resistance rated separation between main & incidental uses has been reformatted slightly in Table 509.
 - Most changes affect only Group I-2 and I-2.1 occupancies.
 - Separation of incidental uses in other than non-ambulatory care facilities serving more than 5 persons/patients is essentially the same as in the 2013 CBC.

**TABLE 509
INCIDENTAL USES**

ROOM OR AREA	SEPARATION AND/OR PROTECTION
Furnace room where any piece of equipment is over 400,000 Btu per hour input	1 hour or provide automatic sprinkler system ^a
Rooms with boilers where the largest piece of equipment is over 15 psi and 10 horsepower	1 hour or provide automatic sprinkler system ^a
Refrigerant machinery rooms	1 hour or provide automatic sprinkler system ^a
Hydrogen fuel gas rooms, not classified as Group H	1 hour in Group B, F, M, S and U occupancies; 2 hours in Group A, E, I and R occupancies.
Incinerator rooms	2 hours and automatic sprinkler system
Paint shops, not classified as Group H, located in occupancies other than Group F	2 hours; or 1 hour and provide automatic fire-extinguishing system
In Group E occupancies, laboratories and vocational shops not classified as Group H	1 hour or provide automatic sprinkler system
In Group I-2 and I-2.1 occupancies, laboratories not classified as Group H	1 hour and provide automatic sprinkler system ^a
<i>[SFM] Rooms or areas with special hazards such as laboratories, vocational shops and other such areas not classified as Group H, located in Group E occupancies where hazardous materials in quantities not exceeding the maximum allowable quantity are used or stored.</i>	1 hour
In ambulatory care facilities, laboratories not classified as Group H	1 hour and provide automatic sprinkler system
Laundry rooms over 100 square feet	1 hour or provide automatic sprinkler system ^a
In Group I-2, laundry rooms over 100 square feet	1 hour
Group I-3 cells and Group I-2 and I-2.1 patient rooms equipped with padded surfaces	1 hour
In Group I-2, physical plant maintenance shops	1 hour
In ambulatory care facilities or Group I-2 and I-2.1 occupancies, waste and linen collection rooms with containers that have an aggregate volume of 10 cubic feet or greater	1 hour ^a
In other than ambulatory care facilities and Group I-2 and I-2.1 occupancies, waste and linen collection rooms over 100 square feet	1 hour or provide automatic sprinkler system
In ambulatory care facilities or Group I-2 occupancies, storage rooms greater than 100 square feet	1 hour
Stationary storage battery systems having a liquid electrolyte capacity of more than 50 gallons for flooded lead-acid, nickel cadmium or VRLA, or more than 1,000 pounds for lithium-ion and lithium metal polymer used for facility standby power, emergency power or uninterruptable power supplies	1 hour in Group B, F, M, S and U occupancies; 2 hours in Group A, E, I and R occupancies. ^a

For SI: 1 square foot = 0.0929 m², 1 pound per square inch (psi) = 6.9 kPa, 1 British thermal unit (Btu) per hour = 0.293 watts, 1 horsepower = 746 watts, 1 gallon = 3.785 L

a. *[SFM] Fire barrier protection and automatic sprinkler protection required throughout the fire area in I-2 and I-2.1 occupancies as indicated.*

“Podium” Construction

- Significant revision to podium construction utilizing a 3-hour horizontal assembly. [510.2]
 - Multiple stories are now allowed below the 3-hour horizontal assembly.
 - Any occupancy other than Group H is allowed in the Type-I portion of the building located below the 3-hour horizontal assembly.



Single-story limitation for Type-I portion of building located below the 3-hour fire-resistance rated separation has been eliminated.

Story-height of portion of building located above the 3-hour fire-resistance rated separation is counted from the top of podium.

The absolute height of the building is still measured from grade plane.



Fire Sprinkler Substitution

- Elimination of automatic fire sprinkler substitution for 1-hour construction. [Table 601 eliminated footnote d]

Type IV

Wood Member Size Equivalencies

- Table 602.4 has been expanded to include dimensional equivalencies for structural composite lumber (SCL).
- Cross-Laminated Timber (CLT) is now expressly allowed for Type IV construction and shall utilize actual dimensions.
- Solid-sawn lumber and glued-laminated lumber dimensions remain unchanged from 2013 CBC.

Table 602.4

**TABLE 602.4
WOOD MEMBER SIZE EQUIVALENCIES**

MINIMUM NOMINAL SOLID SAWN SIZE		MINIMUM GLUED-LAMINATED NET SIZE		MINIMUM STRUCTURAL COMPOSITE LUMBER NET SIZE	
Width, inch	Depth, inch	Width, inch	Depth, inch	Width, inch	Depth, inch
8	8	6 ³ / ₄	8 ¹ / ₄	7	7 ¹ / ₂
6	10	5	10 ¹ / ₂	5 ¹ / ₄	9 ¹ / ₂
6	8	5	8 ¹ / ₄	5 ¹ / ₄	7 ¹ / ₂
6	6	5	6	5 ¹ / ₄	5 ¹ / ₂
4	6	3	6 ⁷ / ₈	3 ¹ / ₂	5 ¹ / ₂

For SI: 1 inch = 25.4 mm.

Projections

- Projections from exterior walls of buildings are required to observe a greater FSD when exterior walls are located more than 3-feet from a property line. [Table 705.2]

**TABLE 705.2
MINIMUM DISTANCE OF PROJECTION**

FIRE SEPARATION DISTANCE (FSD)	MINIMUM DISTANCE FROM LINE USED TO DETERMINE FSD
0 feet to less than 2 feet	Projections not permitted
2 feet to less than 5 feet	24 inches
5 feet or greater	40 inches

For SI: 1 foot = 304.8 mm; 1 inch = 25.4 mm

2013 CBC

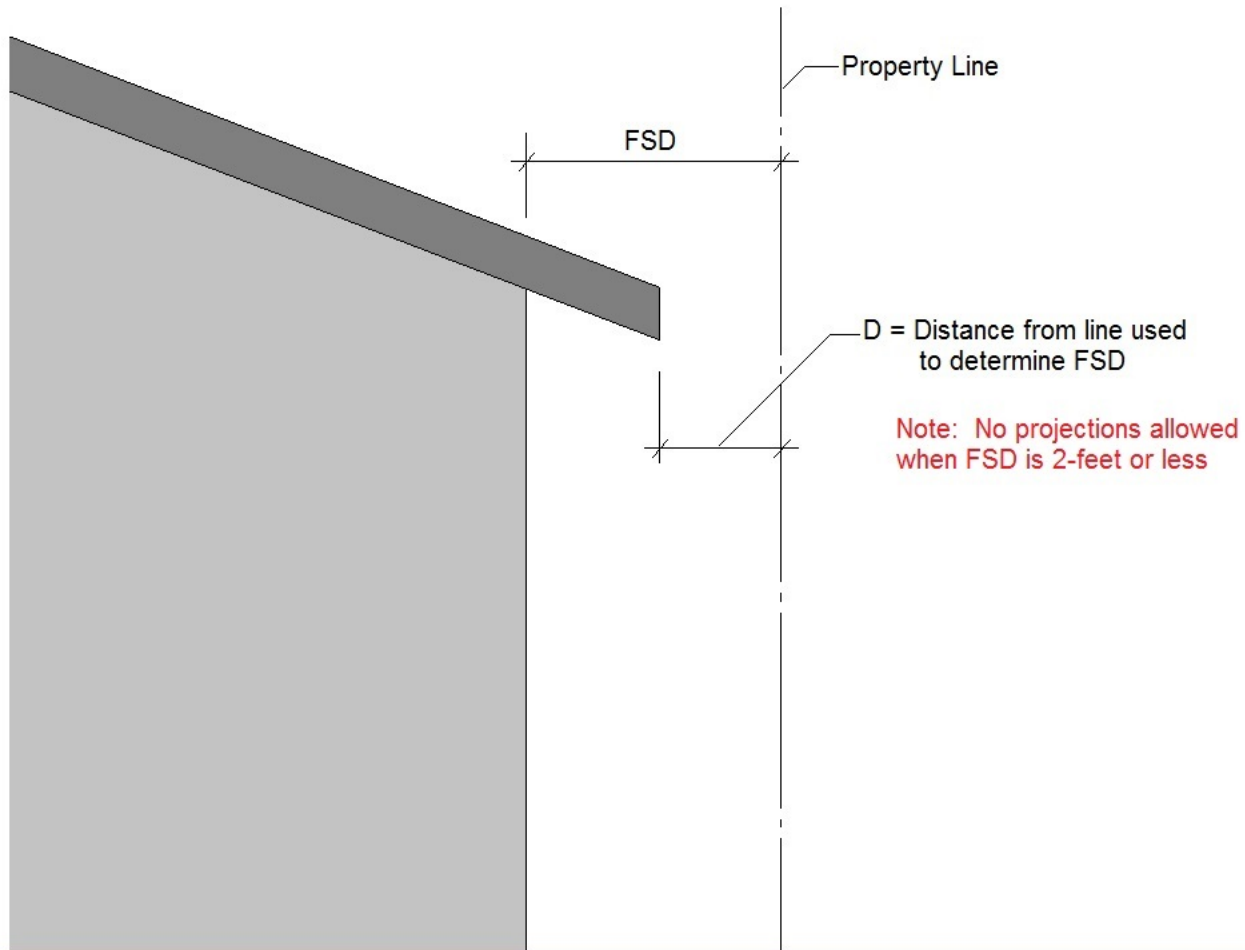
**TABLE 705.2
MINIMUM DISTANCE OF PROJECTION**

FIRE SEPARATION DISTANCE (FSD)	MINIMUM DISTANCE FROM LINE USED TO DETERMINE FSD
0 feet to 2 feet	Projections not permitted
Greater than 2 feet to 3 feet	24 inches
Greater than 3 feet to less than 30 feet	24 inches plus 8 inches for every foot of FSD beyond 3 feet or fraction thereof
30 feet or greater	20 feet

For SI: 1 foot = 304.8 mm; 1 inch = 25.4 mm.

2016 CBC

Projections



Smoke and Heat Vents

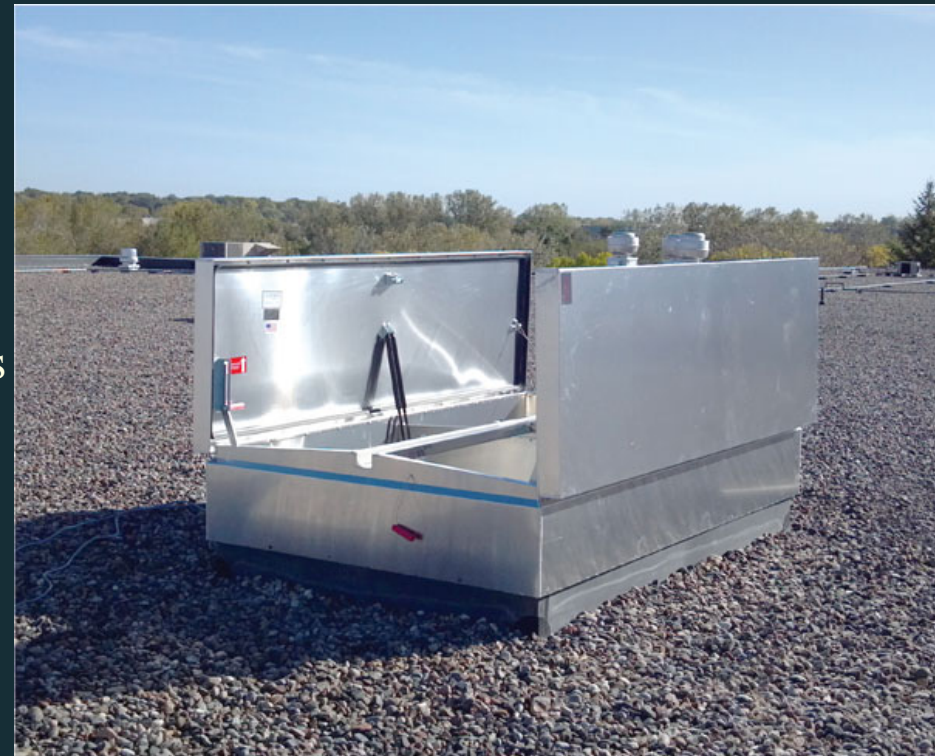
Mechanical Smoke Removal

- Model code language in IBC Sections 910.1 through 910.4.7 now matches CBC language, thereby eliminating the need for California amendments related to smoke & heat vents and mechanical smoke removal systems.
 - IBC has “caught-up” with CBC.
 - Group F and Group S occupancies are most affected.

910.2.1 Group F-1 or S-1 occupancy having more than 50,000 sqft. If the upper surface of the story is not a roof assembly, a smoke removal system shall be installed.



- Min. 20'-0" from property lines or Fire Walls
- Min. 10'-0" from Fire Barriers
- Uniformly located throughout space
- Aggregate vent area = $V/9000$ with AFS
- Aggregate vent area = $\text{Floor Area}/50$ no AFS



Large Family Day Care Homes

- The requirement for a “*manual device*” that shall “*actuate a fire alarm signal, which shall be audible throughout the facility*” was deemed to be too vague and confusing, and has been rewritten. [2013 CBC]

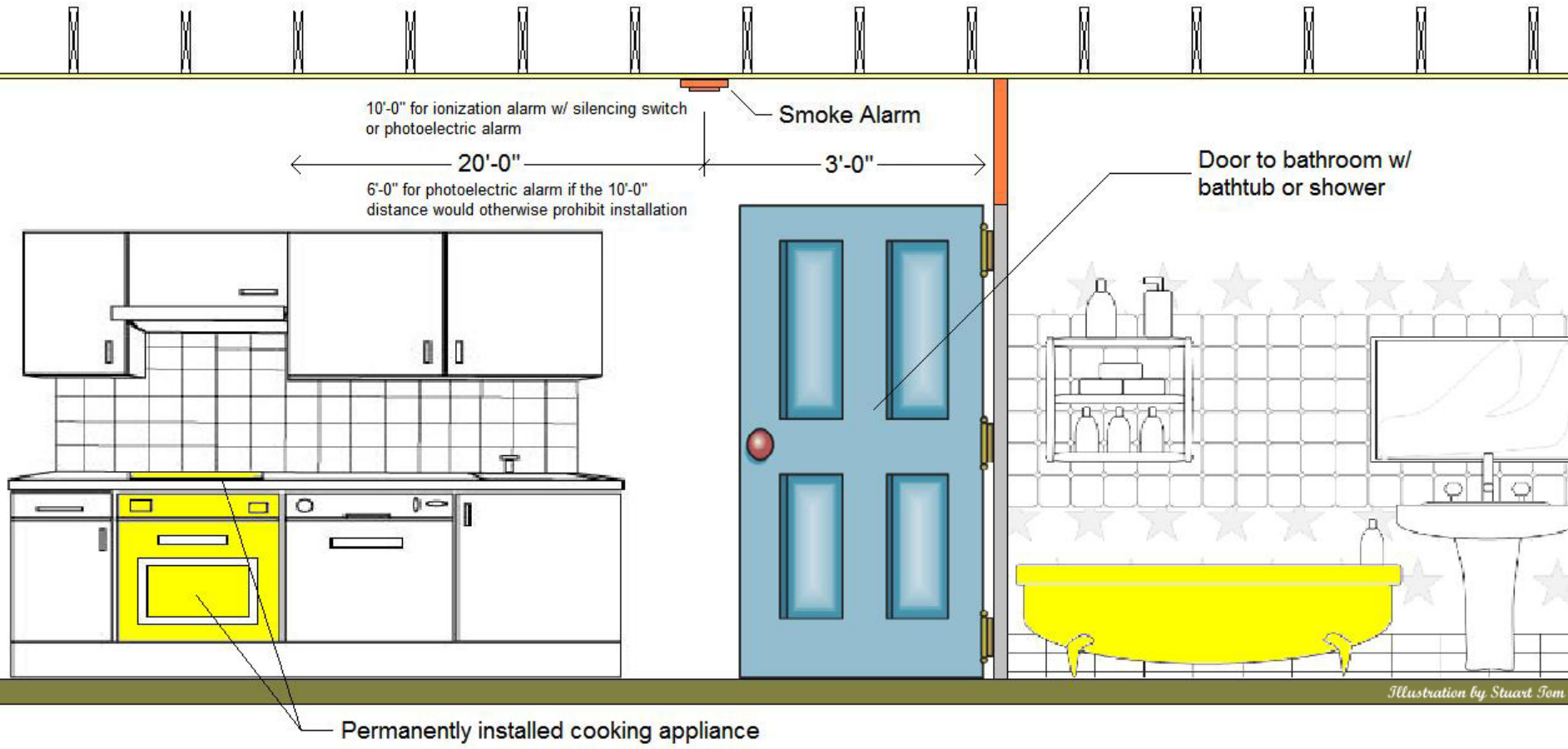
- **907.2.6.4. Large family day-care.** Every large family day-care home shall be provided with at least one manual fire alarm box at a location approved by the authority having jurisdiction. Such device shall actuate a fire alarm signal, which shall be audible throughout the facility at a minimum level of 15 db above ambient noise level. These devices need not be interconnected to any other fire alarm device, have a control panel or be electrically supervised or provided with emergency power. Such device or devices shall be attached to the structure and must be a device that is listed and approved by the Office of the State Fire Marshal. [2016 CBC]

Carbon Monoxide

- Section 915 has been added to the IBC, which establishes extensive requirements for CO detection.
 - Section 420.6 of the CBC has been eliminated.
 - Residential CO detection provisions included in section 915.
 - In buildings containing covered multifamily dwellings as defined in Chapter 2, all required CO alarms shall be equipped with the capability to support visible alarm notification. [915.7]
 - New provisions for CO detection for Group E and Group I occupancies added. [915.1.1]
 - For Group E classrooms with occupant load > 30 , carbon monoxide signals shall be automatically transmitted to an on-site location that is staffed by school personnel. [915.2.3]

Location of Smoke Alarms

- Smoke alarm location standards of NFPA 72 related to the proximity to fixed cooking appliances and bathtubs/showers has been added to IBC Section 907.2.11.3.
 - Ionization – at least 20 feet horizontally from permanently installed cooking appliances.
 - Ionization with silencing switch – at least 10 feet horizontally from permanently installed cooking appliances.
 - Photoelectric – at least 6 feet horizontally from permanently installed cooking appliances.
 - All types – at least 3 feet horizontally from door or opening of a bathroom that contains a bathtub or shower.
- Previously, excerpts from NFPA 72 were reprinted in the CBC for reference.



Assembly Occupancies on Roof

- **903.2.1.6 Assembly occupancies on roof.** Where an occupied roof has an assembly occupancy with an occupant load exceeding 100 for Group A-2 and 300 for other Group A occupancies, all floors between the occupied roof and the level of exit discharge shall be equipped with an automatic sprinkler system in accordance with Section 903.3.1.1 or 903.3.1.2.
 - Exception: Open parking garages of Type I or Type II construction.

Chapter 10

- Chapter 10 has been rearranged, and some provisions have been merged together.
- Most egress provisions remain essentially the same. [Chapter 10]
- Important changes affecting:
 - Delayed egress
 - 2-way communication
 - Locks on “main exits”

Delayed Egress

- Delayed egress signage requirements have been revised, requiring specific language to advise whether the door must be “pushed” or “pulled” once the latching mechanism releases. [1010.1.9.7]
- Reminder – signage is required in tactile, braille to comply with Chapter 11B.

Delayed Egress

New signage:

- For doors that swing in the direction of egress, the sign shall read:
PUSH UNTIL ALARM SOUNDS. DOOR CAN BE OPENED IN 15 [30] SECONDS
- For doors that swing in the opposite direction of egress, the sign shall read:
PULL UNTIL ALARM SOUNDS. DOOR CAN BE OPENED IN 15 [30] SECONDS



Current delayed egress signage

2-Way Communication

- New exception expressly eliminates need for 2-way communication at elevator landings which only serve freight/service elevators or private residential elevators. [1009.8]
 - This change to Model Code language in IBC will resolve common errors that have been made by many jurisdictions.

Locking Hardware

- Signage for locks on “main” exit revised.
[1010.1.9]
- Doors shall remain unlocked when the “*space*” is occupied, rather than when the “*building*” is occupied.
 - *THIS DOOR TO REMAIN UNLOCKED WHEN THIS SPACE IS OCCUPIED*
 - Individual spaces within a building may utilize this provision.

Signage



*THIS DOOR TO REMAIN UNLOCKED
WHEN THIS SPACE IS OCCUPIED*

Applies only to the main door or doors of Group A having an occupant load of 300 or less, Group B, F, M and S, and in places of religious worship.

Egress Through Elevator Lobby

- Elevator lobbies may be considered as an intervening space or intervening room for egress purposes. [1016.2]
 - Previously, a corridor would be allowed to pass through an elevator lobby only if the building was fully sprinklered and if a secondary means of egress was available without passing through the elevator lobby.
 - **CBC modifies this provision slightly, by not allowing elevator lobbies to be treated as an intervening space or intervening room in Group I-2 and Group I-2.1 occupancies.**

Group F-1 and S-1 Exit Access Travel Distance

- Exit access travel distance limit increased to 400-feet for Group F-1 and Group S-1 occupancies. [1017.2.2]
 - CBC already had this provision, and IBC has “caught up” with California.

Exit Passageway

- The Fire Barrier separation between an interior exit stair and an exit passageway extension to the exterior of a building is no longer required if there are no other openings into the exit passageway. [1023.3.1]

Existing Buildings

- Chapter 34 has been eliminated from the IBC.
- California has adopted portions of the IEBC into Title-24, Part 10. [Title-24, Part 10; IEBC CH4]
 - Specifically, Chapter 4 establishes the “Prescriptive Method” which is similar to previous provisions under Chapter 34.
 - Utilization of the “Area Method” (ie, Level-1; Level-2; Level-3 Alterations) and utilization of the “Performance Compliance Methods” have not been adopted outright in California.

Wildland Urban Interface (WUI)

- ❑ Chapter 7A has been updated to recognize ASTM E2886 for attic vent acceptance. The listing of acceptable vents on the OSFM website has been removed. [706A; R337.6]
- ❑ Additionally, ASTM E2957 is recognized for evaluation of the resistance to wildfire penetration of eaves, soffits and other projections, when enclosing (ie, “boxing”) within 1-hr construction is undesirable. [707A; R337.7]

Solar PV Conduits (CRC)

- Specific provisions for placement of electrical conduits on roofs with solar photovoltaic systems has been established to require locations closest to a ridge/hip/valley as well as utilizing the shortest conduit runs practicable. [3111.2.2.6, 3111.2.3.4 & R324.7.2.6]

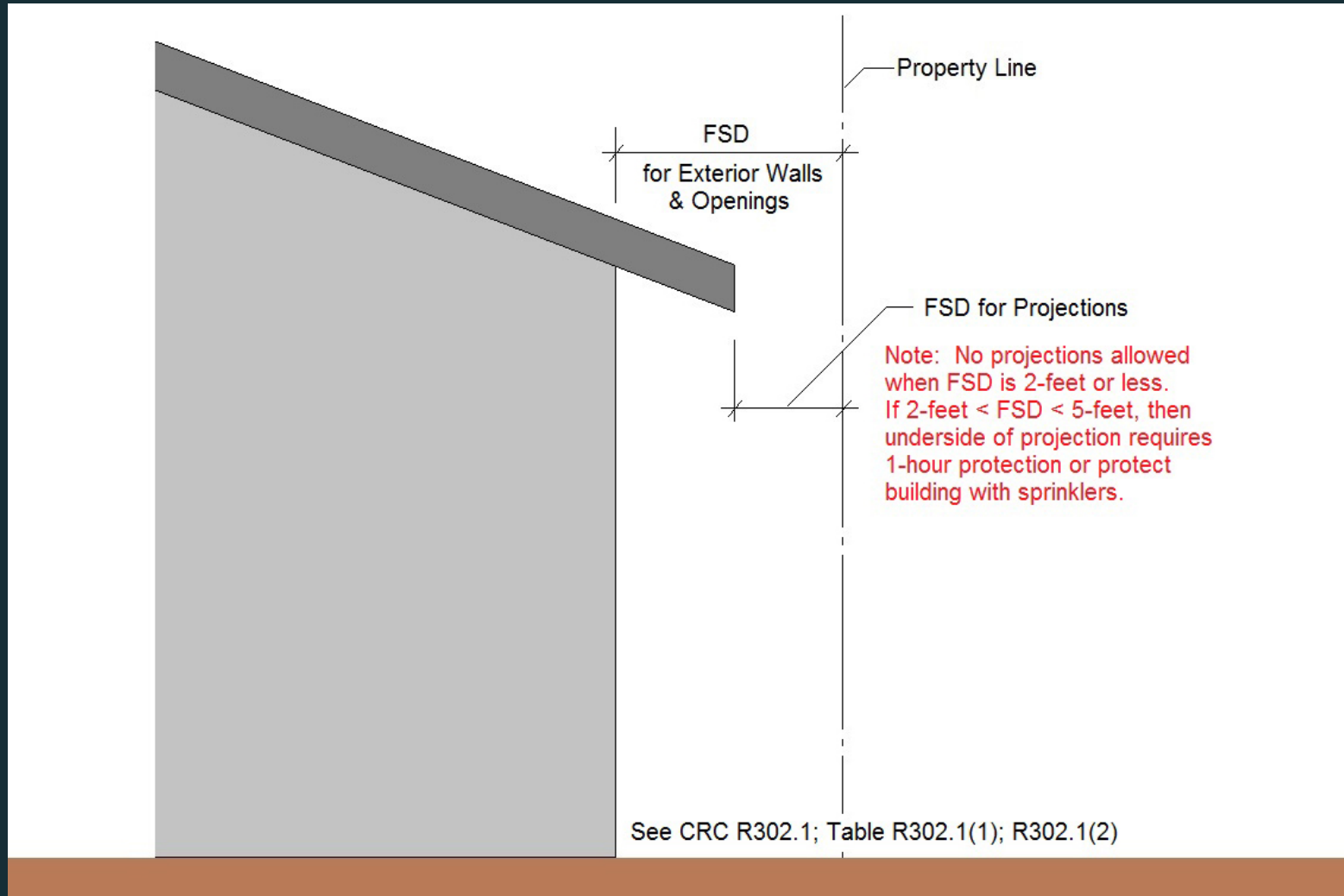
Accessory Structures (CRC)

- Structures that are “accessory & incidental” to a dwelling may be considered as accessory structures without the previous 3,000 sqft and 2-story maximum express limitations. [R202]
- Emphasis is placed on the fact that the use of the structure is *accessory to and incidental to that of the dwelling*.

Projections (CRC)

- Clarification to projections from exterior walls of dwellings located close to property lines. [R302.1; Tables R302.1 (1); R302.1(2)]
- Exterior wall projections are not allowed from exterior walls with a FSD < 2-feet.
 - This is a significant clarification, because it confirms that eave extensions are not permitted within 2-feet of a property line, regardless of whether the underside is protected with 1-hour construction or if the building is sprinklered.

Projections (CRC)



Under-floor Protection (CRC)

- A new requirement has been added to require either a 1/2" gypsum board or 5/8" structural wood panel finish on the underside of floors when the underside is exposed to an area which could be used for storage or placement of a fuel burning appliance. [R302.13]

Replacement of Emergency Escape and Rescue Windows [R310.2.5]

- Minimum opening size and sill height requirements for “existing” emergency escape and rescue opening windows need not comply with R310.1, R310.2.1, and R310.2.2 provided:
 - The replacement window is the manufacturer’s largest standard size window that will fit within the existing frame or existing rough opening. The replacement window is of the same operating style as the existing window or a style that provides for an equal or greater window opening area than the existing window.
 - The replacement window is not part of a change of occupancy.

Electric Vehicle Charging [R309.8]

- **R309.8 Electric vehicle (EV) charging infrastructure.** Newly constructed one- and two-family dwellings and townhouses with attached private garages **shall comply with EV infrastructure requirements** in accordance with the California Green Building Standards Code, Chapter 4, Division 4.1.
 - See CALGreen 4.106.4.2.3 for details regarding 208/240-volt raceway, cabinet, and 40-ampere overcurrent details.

MWELO

- CALGreen Chapter 4, Division 4.3
 - Mandatory residential standards related to California Department of Water Resources (DWR) Model Water Efficient Landscape Ordinance (MWELO).
 - Currently in effect (effective date Dec. 1, 2015).
 - Residential developments with an aggregate landscape area ≥ 500 sqft
 - Local water efficient landscape ordinance; or
 - MWELO (whichever is more stringent)
 - <http://www.water.ca.gov/wateruseefficiency/landscapeordinance/>

Thank You !!

Stuart Tom, P.E., CBO, FIAE
(818) 548-4810
stom@glendaleca.gov



LEARN KEY CHANGES IN THE 2016 CALIFORNIA CODES

Each Significant Changes guide features full-color illustrations and detailed discussion of key changes in the 2016 CA Title 24 codes.

AVAILABLE FOR:

- » 2016 California Building Code
- » 2016 California Residential Code
- » 2016 California Fire Code

AVAILABLE EARLY FALL 2016

Mono County Community Development Department

PO Box 347
Mammoth Lakes, CA 93546
760.924.1800, fax 924.1801
commdev@mono.ca.gov

PO Box 8
Bridgeport, CA 93517
760.932.5420, fax 932.5431
www.monocounty.ca.gov

October 20, 2016

To: Planning Commission
From: Gerry Le Francois, Principal Planner
Subject: Annual General Plan Update Workshop

RECOMMENDED ACTION

Conduct workshop and provide direction to staff on proposed changes.

BACKGROUND

As the Commission is aware, a comprehensive General Plan update was adopted by the Board of Supervisors last December. Staff is proposing several annual general plan clarifications and/or changes for discussion at this workshop. The summarized changes proposed for discussion and direction from the Commission are:

1. Change the Land Use Designation (LUD) of the former Mountain Gate property from Rural Residential (RR) 5 & 10 to Open Space (OS). The affected APNs 002-140-033, 002-490-002, -007, -008 & -011 are owned by Mono County.
2. Change the LUD for Walker Behavioral Health property from Mixed Use 1-acre minimum to Public Facility (PF). The APN is 002-361-012 and is owned by Mono County.
3. Change the LUD for Public Works property at the West Walker River and North River Lane from Estate Residential (ER) to Public Facility (PF). The APN is 002-310-056.
4. Change the LUD of the Walker tennis courts from Estate Residential to Public Facility. The APNs are 002-362-008 & -009.
5. Change LUD on the various FEMA properties along North River Lane and Meadow Drive from Estate Residential (ER) to Open Space (OS). The APNs are 002-290-005, 006, 007, 002-300-002, 002-310-001, 009, 038, 037, 035, and 002-343-005. In addition, the Antelope Valley Regional Planning Advisory Committee (RPAC) recommends a policy be added to the Antelope Valley Area Plan that: County properties (FEMA) on N. River Road and Meadow Lane be designated OS, without development for public improvements and facilities for a term of at least 25 years (2041). The RPAC's formal action is below:

AV RPAC action at its May 2016 meeting: I move that RPAC endorse the use of FEMA/County properties on N. River Road and Meadow Lane as open space, without development for public improvements and facilities, and added to the area plan and, therefore, the general plan, for a term of at least 25 yrs. Motion passed by majority vote.
6. Energy policy: Add a "should" policy set addressing private development – provide examples of energy efficient strategies, designs, construction, etc. preferred in Mono County, cross reference potential resources and mechanisms as follows:
 - a. Homes in a subdivision should be as close to net zero energy use as possible;

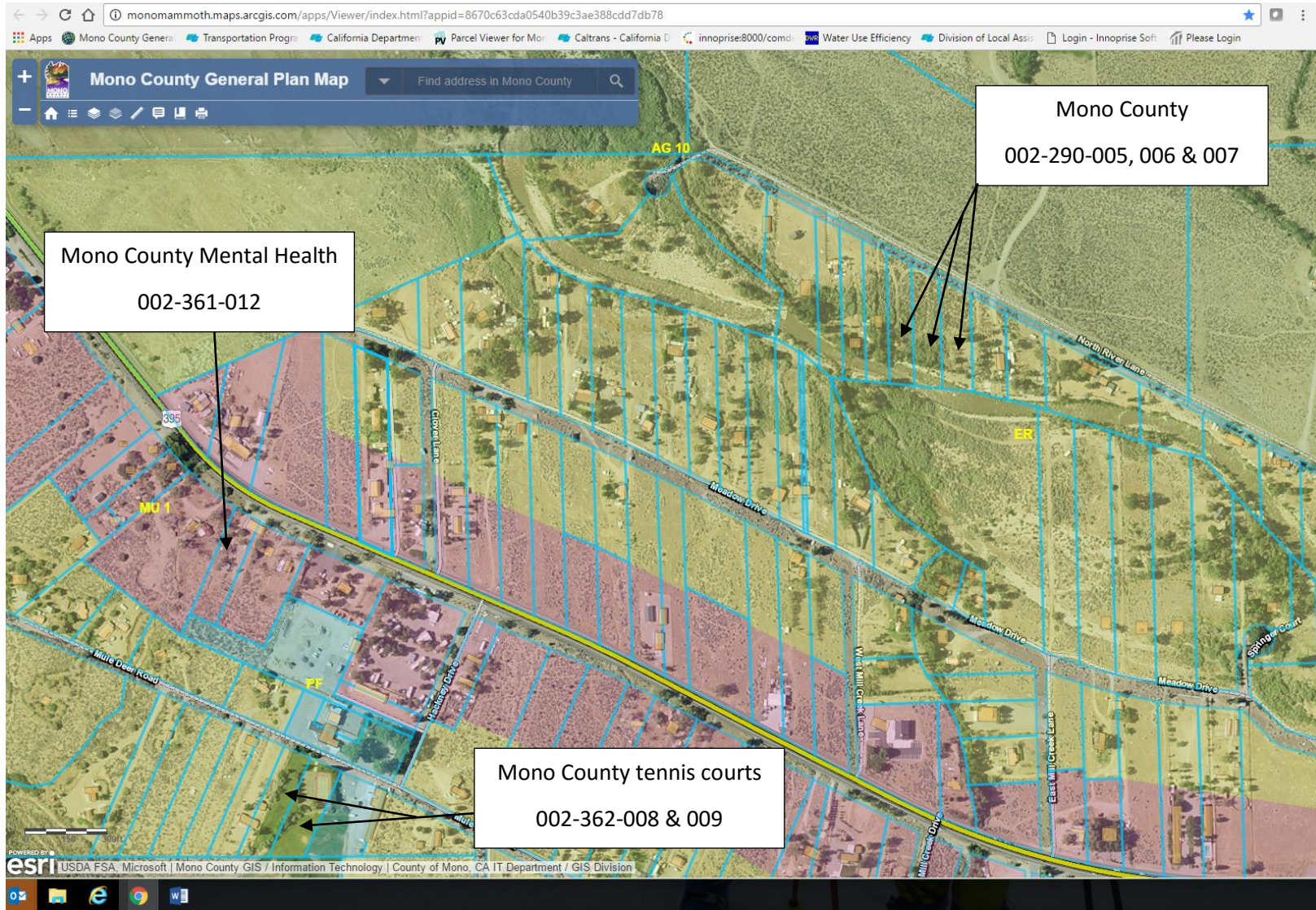
- b. Provide for the potential to buy into a small-scale energy production farm;
 - c. Suggest subdivision design to enable/encourage passive and active solar, appropriate overhang length of eaves, promote ground source heat pumps, etc.
 - d. Include policies to develop and distribute informational/educational material and resources, and to facilitate connection to available resources.
7. Add criteria /conditions under which a GPA initiated by a private landowner must go before the Board of Supervisors for approval if the GPA is a major policy redirection with potential significant impacts countywide.
 8. Clarify the setback in the Mixed Use district for residential uses is changed from 0 feet to 10 feet. An option could be to remain at a zero side yard setback. The owner is required to meet California Building Code requirements for fire separation.
 9. Respond to new signed legislation, AB2200 and SB1069 (see attached), related to residential second units, effective Jan. 1, 2017 requiring that residential second units or accessory dwelling units primarily be subject to ministerial review, applications must be acted on within 120 days, and changes added in parking and other site criteria. These changes must be made by Jan. 1, 2017 or current requirements will be preempted by state law and deemed null and void.

Based on Commission input from this workshop, staff will prepare any recommended map and language changes for formal consideration at a November 17, 2016, public hearing.

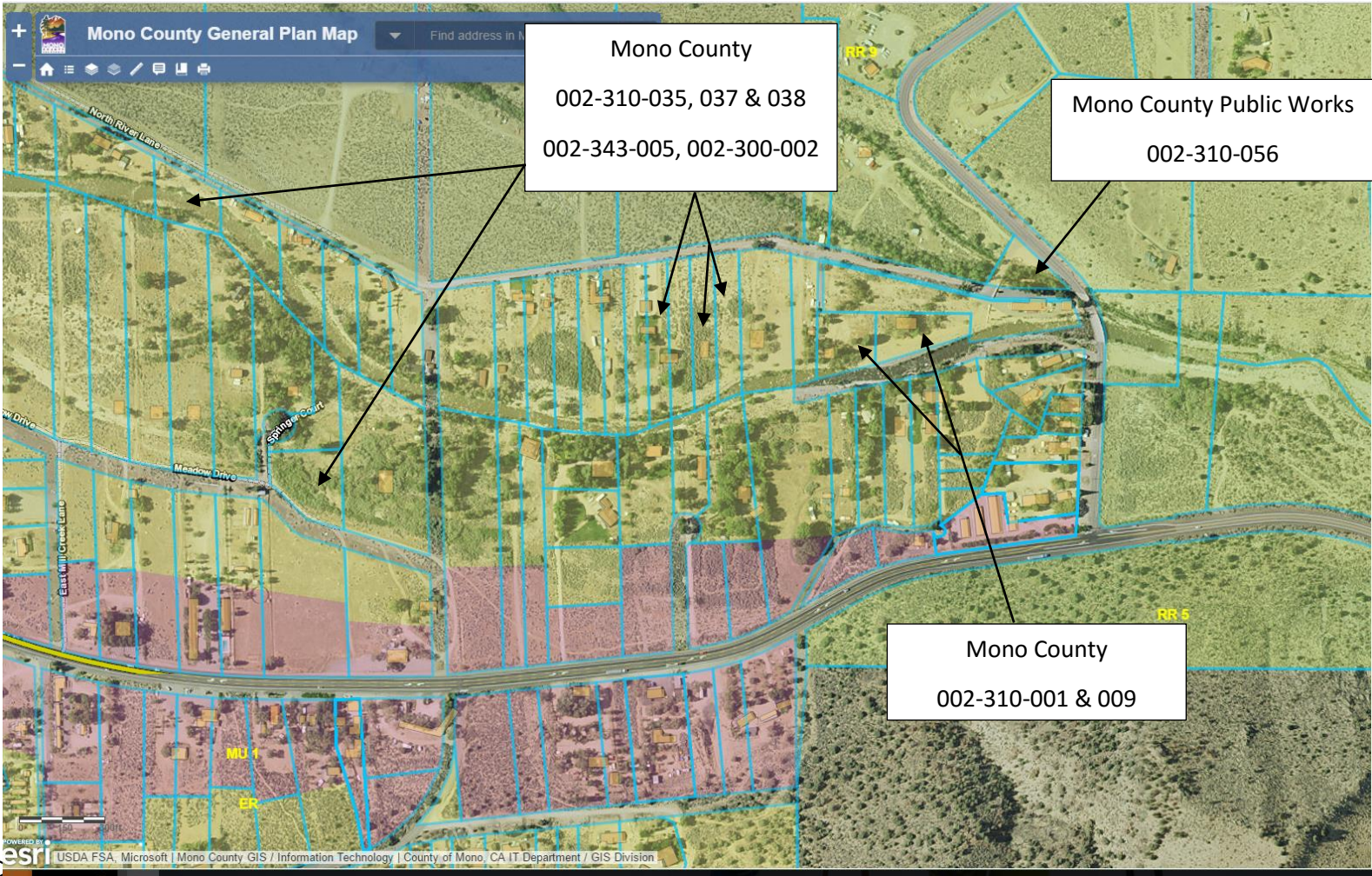
ATTACHMENT

- Land Use Designation changes

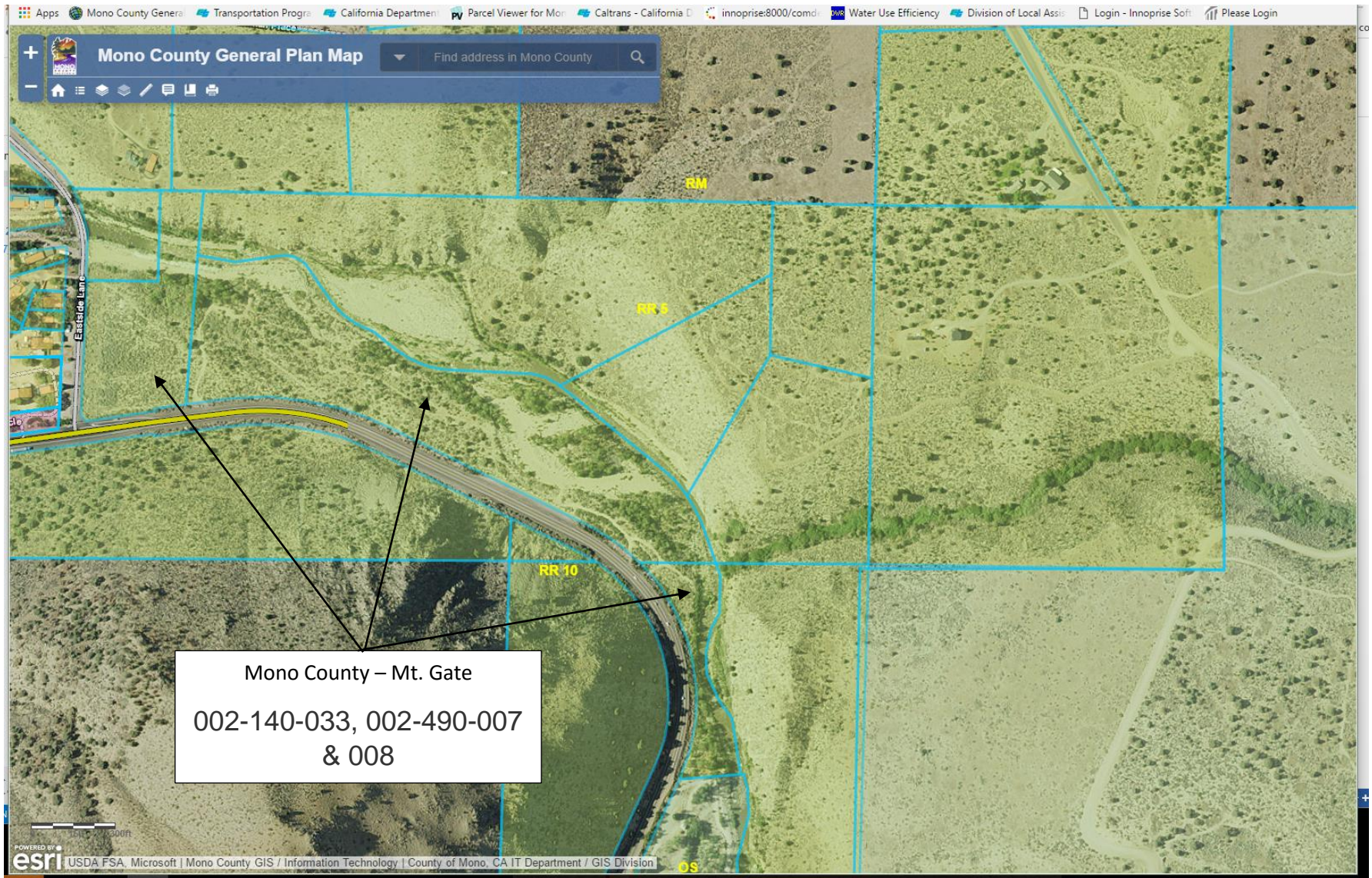
Mono County Property Re-designations



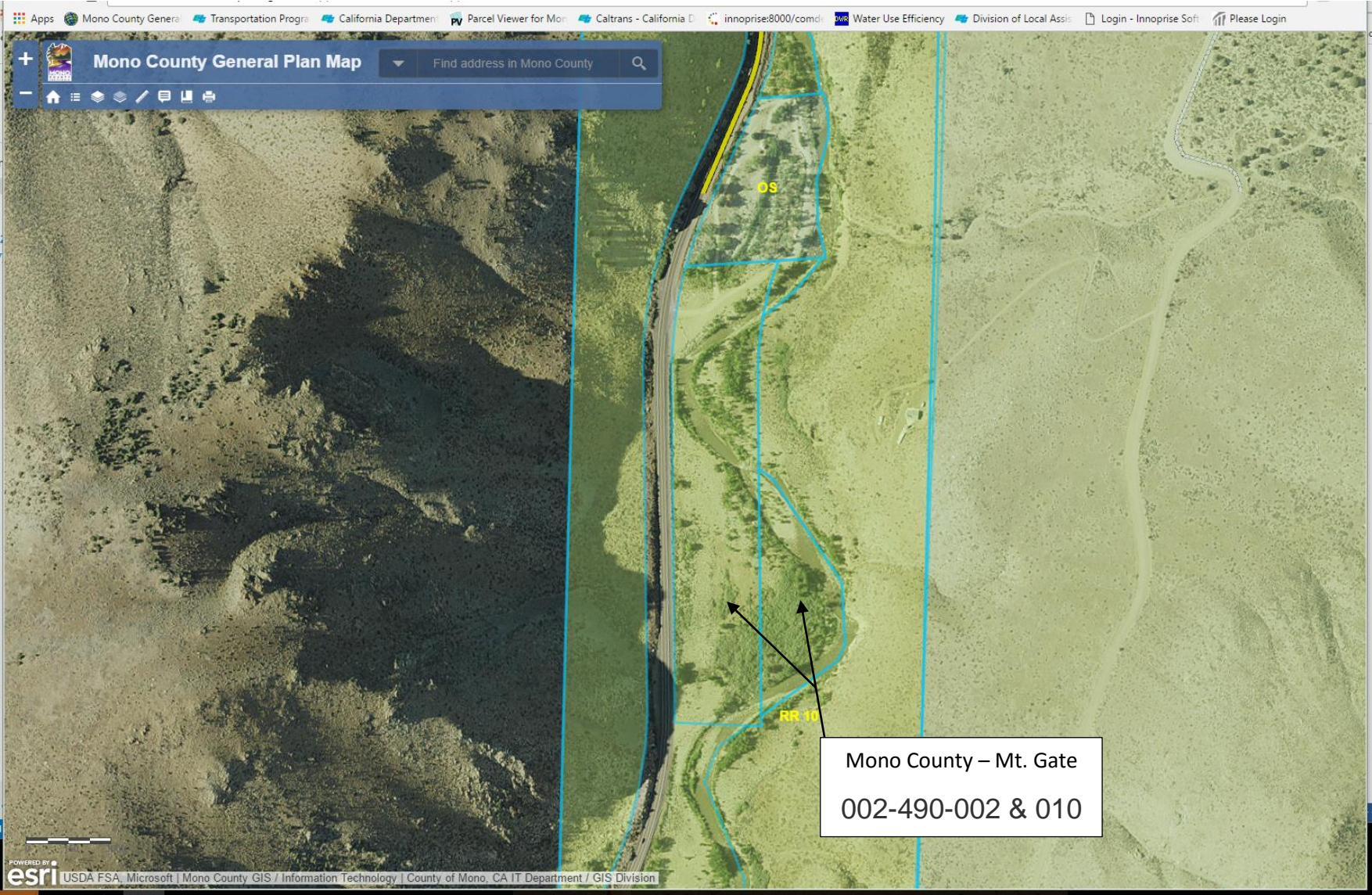
Mono County Property Re-designations



Mono County Property Re-designations



Mono County Property Re-designations



Mono County Property Re-designations

